



Venus Avenue, Biggleswade - SG18 8FJ

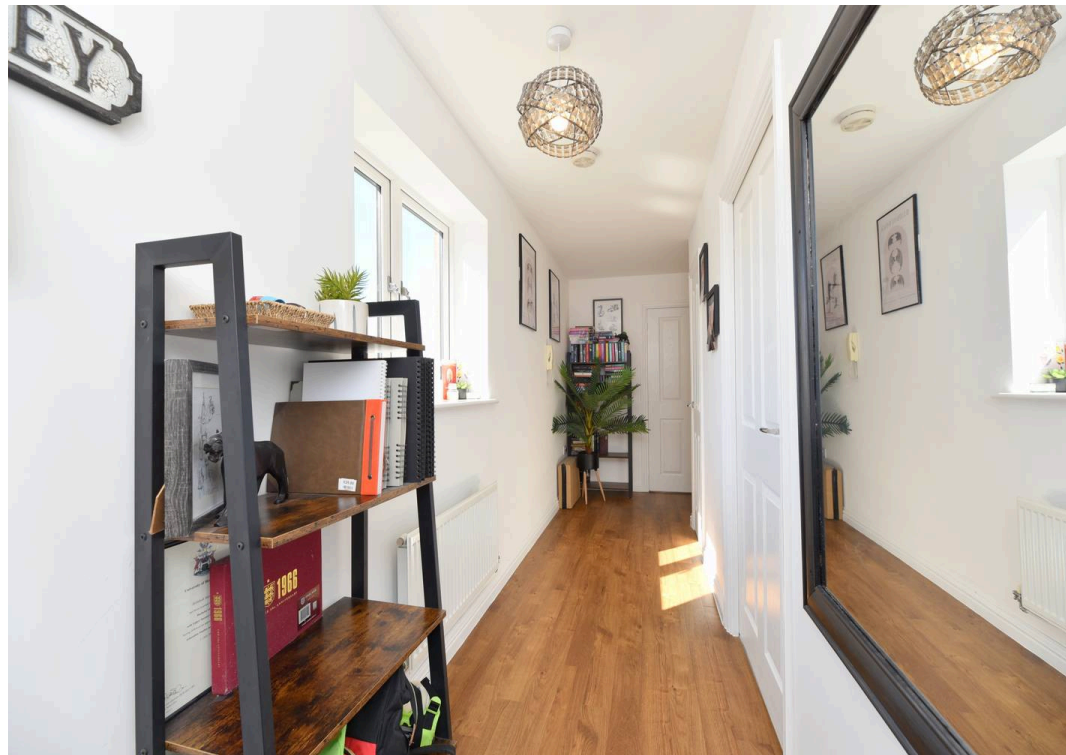
Guide Price £240,000



HARVEY
ROBINSON

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- INTEGRATED KITCHEN APPLIANCES
- MODERN ENSUITE AND FAMILY BATHROOM
- GENEROUS STORAGE
- BALCONY WITH FIELD VIEWS
- ALLOCATED PARKING SPACE
- BEAUTIFULLY PRESENTED THROUGHOUT





We are delighted to offer for sale this well presented first floor apartment, offering an excellent opportunity for those seeking modern living in a convenient location close to a range of local amenities.

The property features two generously sized double bedrooms, providing ample space for both residents and guests, with the principal bedroom benefiting from a modern ensuite shower room for added privacy and convenience. In addition, there is a contemporary family bathroom fitted with quality fixtures and a clean, neutral finish.

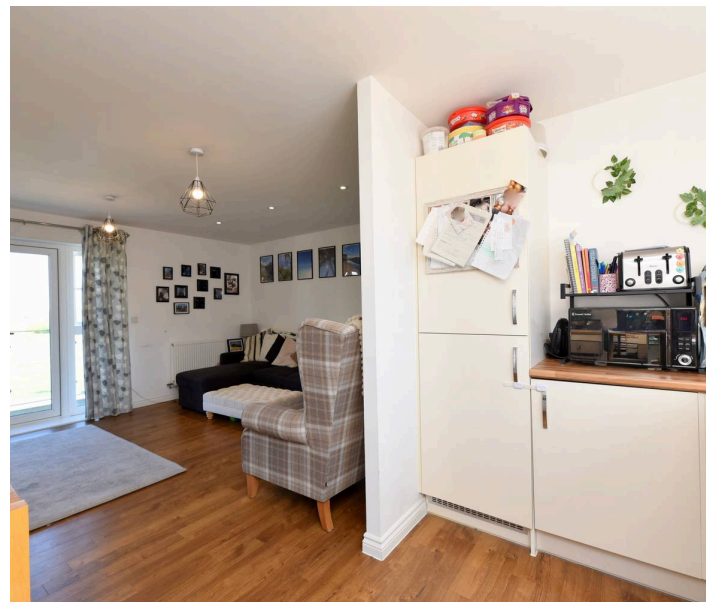
The open plan living accommodation forms the heart of the home, seamlessly combining the lounge, dining and kitchen areas to create a versatile and sociable space, ideal for both entertaining and relaxing. The kitchen is thoughtfully designed with a range of integrated appliances, including a fridge freezer, washing machine and dishwasher, along with ample cupboard and worktop space, making it both functional and stylish.

The property further benefits from a balcony accessed via the main living area, providing an ideal space to enjoy the surrounding outlook and adding to the bright and airy feel of the home. The building itself is well maintained and benefits from secure entry for added peace of mind. There is also access to a communal garden and bin store.

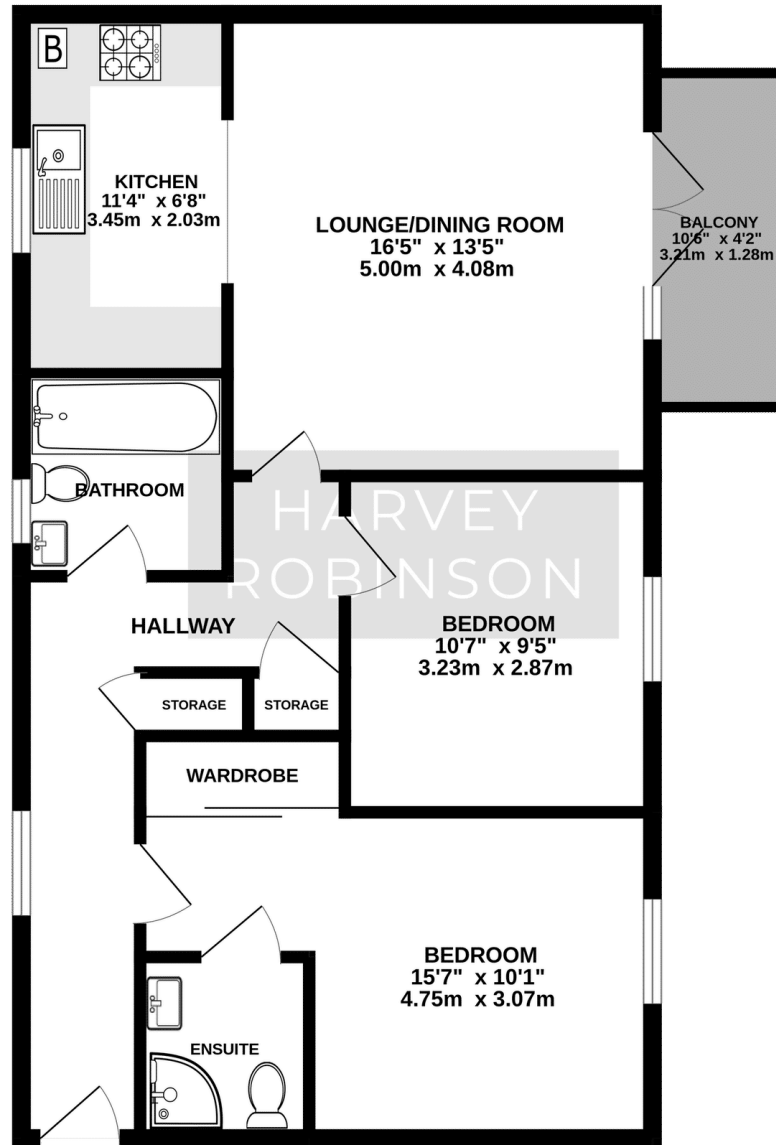
There is an allocated parking space as well as plenty of visitor parking surrounding the property, ensuring convenience for residents and guests alike. The apartment is offered to the market chain free, making it an ideal choice for first-time buyers, downsizers or investors seeking a straightforward purchase.

LOCATION AND AMENITIES

This well positioned and looked-after apartment is located a short distance from Central Square with amenities to include a local convenience store, primary schooling, a community centre and a popular café. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big-branded shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes.



GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.





FAQ'S

Property Tenure: Leasehold

Council Tax Band: B

Property Built: 2017

Onward movements: Chain Free

Boiler installed: 2017

Boiler last serviced: June 2025

Ground Rent: £250pa

Maintenance Charge: £2340pa

Lease Length Remaining: 117 Years

Potential Rental Income: £1250pcm

Communal garden: Yes

Bin store: Yes

Primary school catchment: St Andrews East

Secondary school catchment: Edward Peake/ Stratton

Postcode for SatNav: SG18 8FJ

What3Words Location: ///pinks.protrude.demanding

EPC Rating: B

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to cabinet

TRAVEL

Distance to A1: 1.8 miles

Biggleswade Railway Station: 1.1 miles walking

Cambridge: 20.9 miles

Bedford: 13.7 miles

Milton Keynes: 29.6 miles

London: 46.4 miles