

15 Elgar Place, Sullivan Court, Biggleswade, SG18 8SQ

THOMAS MORRIS







Asking Price: £96,750
Leasehold

Sullivan Court, Biggleswade, SG18 8SQ

- 45% Shared Ownership
- Two Double Bedrooms
- Popular Development
- Communal Garden
- Two Allocated Parking Spaces
- 1.2 Mile Walk to Train Station
- Close To Local Amenities
- Ideal First Time Buy
- Leasehold
- Energy Rating: B / 83

45% SHARED OWNERSHIP

Offered to the market is this very well presented two bedroom ground floor maisonette on the popular Kings Reach Development. Situated within easy reach of local schools, and amenities, this property is ideal for first-time buyers looking to step onto the property ladder through shared ownership.

The property benefits from a generous entrance hallway leading to a bright and comfortable living room with access through to the high gloss modern kitchen. There are two well proportioned bedrooms along with a family bathroom.

Externally, residents can enjoy access to a communal garden area while the property further benefits from two allocated parking spaces, providing convenient off-road parking.

Tenure - Leasehold (90 years remaining)
Monthly Rent - £347.43
Monthly Service Charge - £47.51
Local Authority - Central Bedfordshire Council
Council Tax Band - B
Energy Rating - B / 83

Accommodation

Ground Floor

Entrance Hall

Living Room *16'8" x 11'8" (5.08m x 3.56m)*.

Kitchen *11'11" x 7'10" (3.63m x 2.4m)*.

Bedroom One *10'4" x 11'6" (3.15m x 3.5m)*.

Bedroom Two *14'3" x 6'9" (4.34m x 2.06m)*.

Bathroom *6'3" x 6'10" (1.9m x 2.08m)*.

Outside

Communal Garden

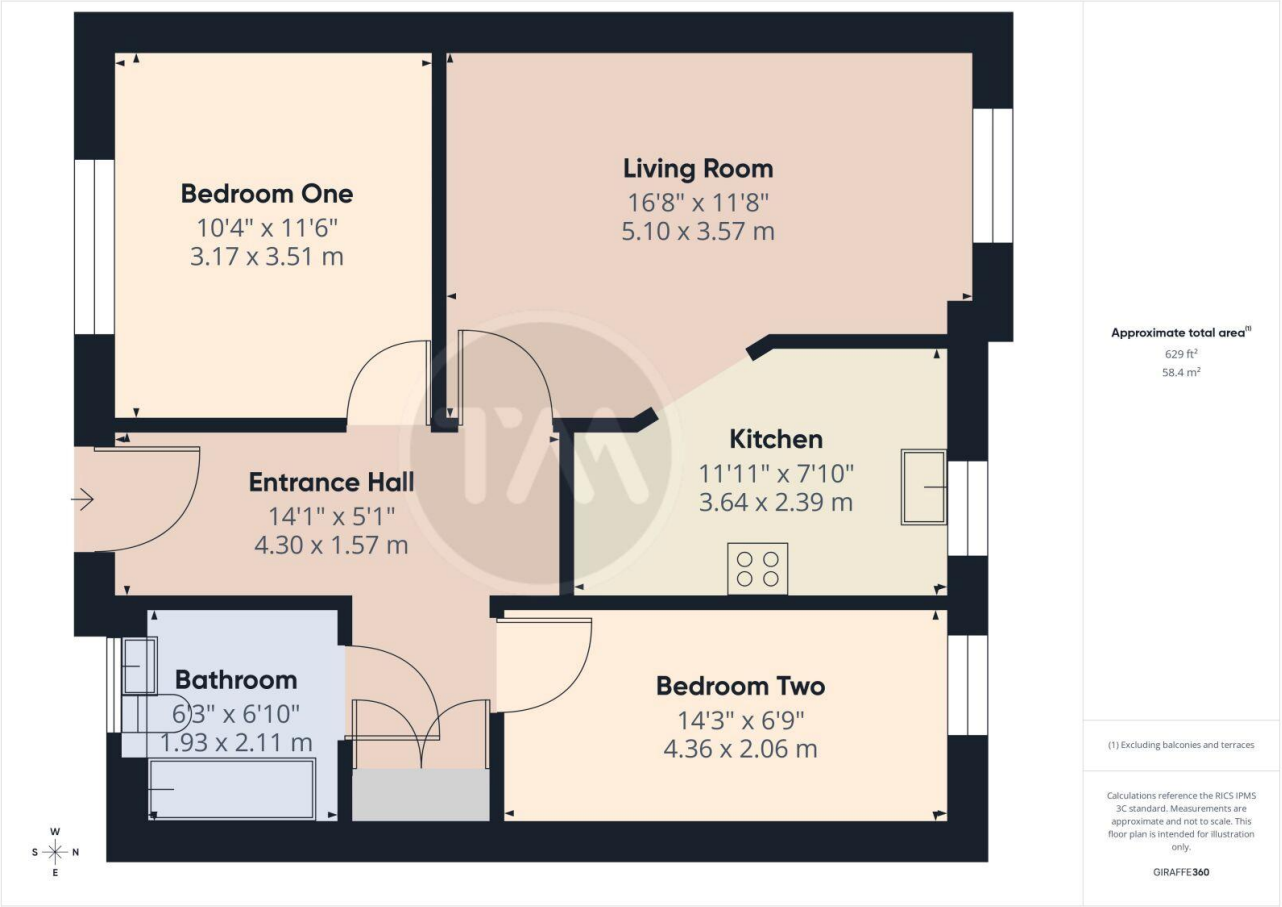
Two Allocated Parking Spaces







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
1 Market Square, Biggleswade, Bedfordshire, SG18 8AP
T: 01767 310111
enquiries.biggleswade@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

Leasehold Information
Lease Length: 90 Years
Ground rent: £0 Per Annum
Service charge: £570.12 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman