

Bellevue Close

Potton, Sandy,
Bedfordshire, SG19 2DG
£140,000

country properties

One-Bedroom First-Floor Flat – Potton, Sandy

Country Properties is delighted to present to the market this well-presented one-bedroom first-floor flat, situated in the popular town of Potton, Sandy. The property is set within a quiet residential location and benefits from communal parking and gas central heating.

Upon entering, you are welcomed into the hallway, which features carpeted flooring and painted walls. From the hallway, the well-sized bedroom can be found, offering fitted cupboards, continued carpeted flooring and painted walls. A window overlooking the front communal grounds provides the room with plenty of natural light.

The bathroom is located off the hallway and comprises a bathtub with electric shower over, pedestal washbasin and WC. The room is finished with part-tiled and part-painted walls and vinyl flooring. Continuing through the property, you enter the spacious reception room, which benefits from plenty of natural light. With carpeted flooring and painted walls, this versatile space provides an ideal area for both relaxing and entertaining.

To the right of the reception room is the kitchen, which is equipped with an electric cooker, sink with integrated draining board, worktop space and a range of storage units.

Further benefits include gas central heating, communal parking and a quiet residential setting. Location & Local Amenities Potton is a charming and well-established market town offering a good balance between a peaceful residential setting and convenient access to everyday amenities.

The town centre retains much of its historic character, with a traditional market square alongside a selection of local shops, cafés, pubs and other useful amenities. There is also a library and a range of community facilities within the town, making Potton a pleasant and convenient place to call home.

With its combination of a peaceful residential setting, local amenities, nearby schooling, attractive countryside and convenient transport connections, Potton offers an appealing location for first-time buyers, single occupants, downsizers and investors alike. An excellent opportunity to purchase a well-located one-bedroom property in the popular town of Potton.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).

- One Bedroom First Floor Flat
- First time buyer or investment opportunity
- Gas Central Heated
- Quiet residential location in the popular town of Potton
- Close to local shops, cafés, pubs, schools and everyday amenities
- Excellent transport links, including Sandy railway station, A1 access and bus connections towards Cambridge
- Lease term remaining - 86 yrs - Service charge - £993.52 pa (paid at £248.38 quarterly) - Ground rent - £10 pa













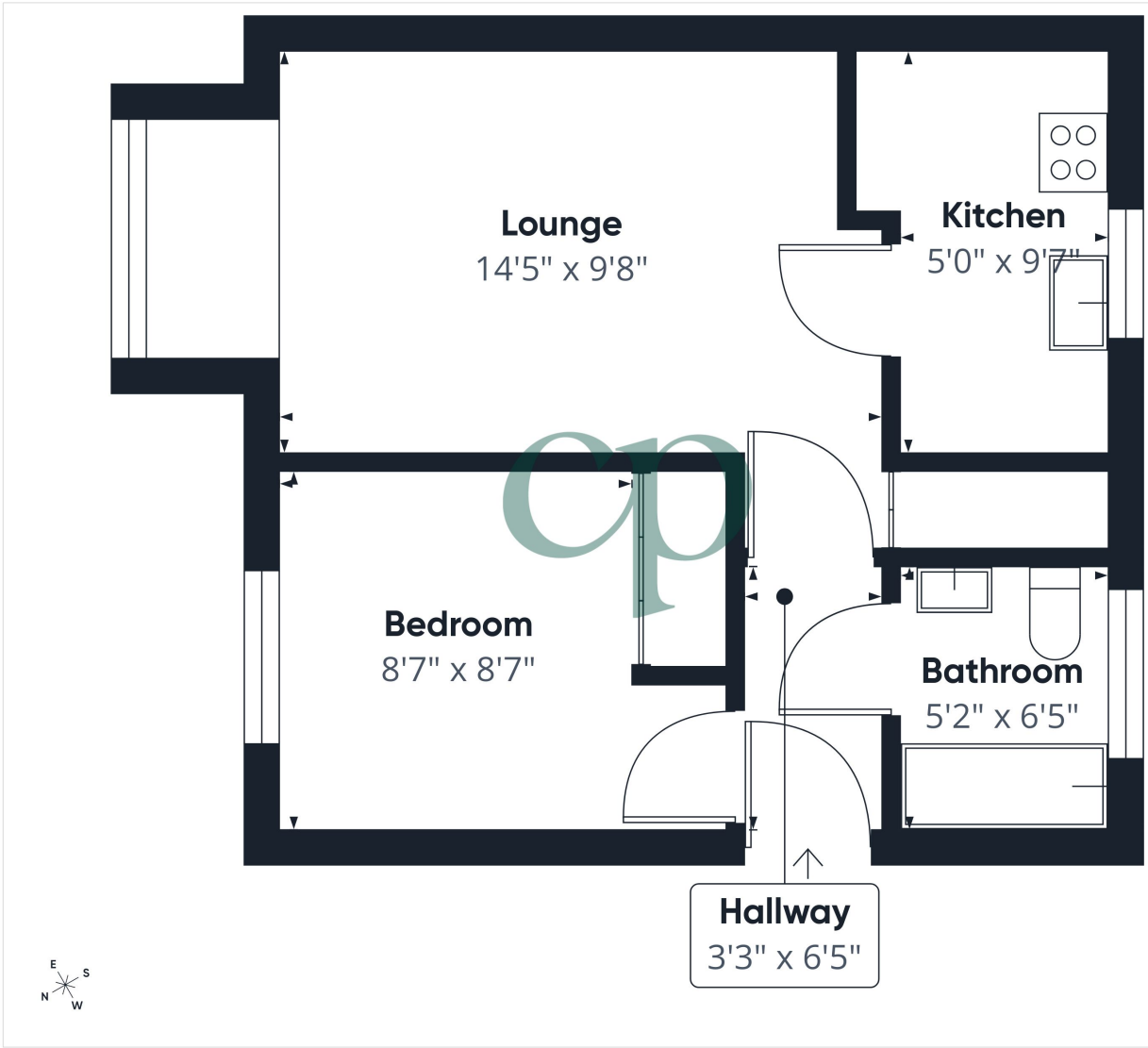





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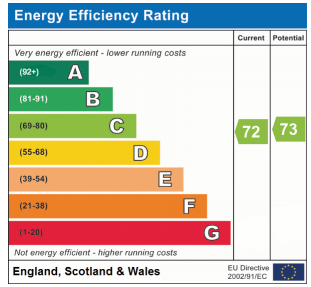
Approximate total area(1)

371 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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