



**Burgoyne Court
Willow Road
Potton
Sandy
Bedfordshire
SG19**

Offers in Excess of £135,000

bettermove

Willow Road

Sandy

Bettermove are proud to present this 1 bedroom flat in Potton, available with no forward chain.

This property benefits from double glazing and electric heating throughout, with one allocated parking space available.

The council tax band is A.

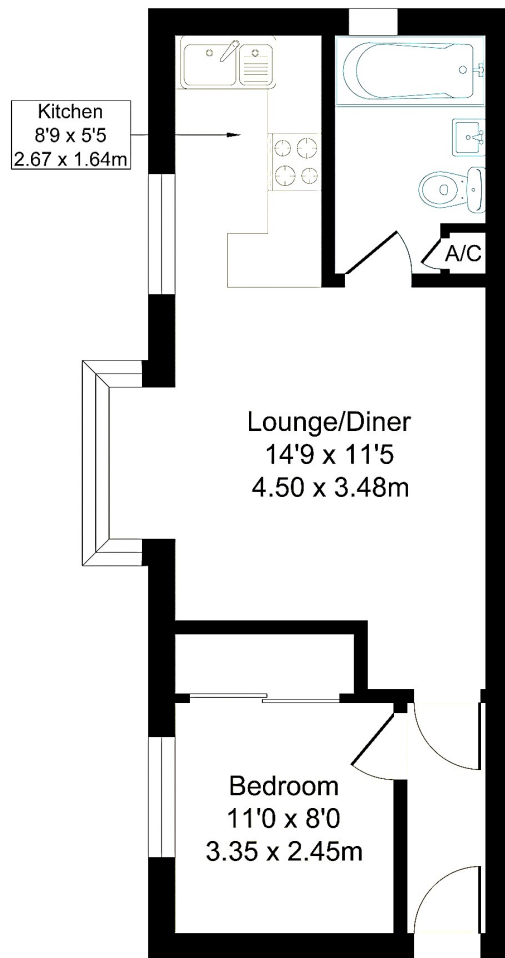
This is a leasehold property with 965 years remaining on the lease; the service charge is £700.00 per annum, with a peppercorn ground rent.

The interior of this second floor property comprises a spacious, open plan living/dining/kitchen area, one double bedroom and a family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular town of Potton, Sandy, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Sandy Railway Station, a variety of local bus routes, and quick access to the A1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total Area: 36.2 m² ... 390 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	46	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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