



# Flat 15, Millers Court, Shortmead Street

Biggleswade,  
Bedfordshire, SG18 0AL  
Leasehold £150,000

COUNTRY PROPERTIES  
PART OF HUNTERS





This 2 bedroom first floor retirement apartment for the over 60's is centrally located in Biggleswade and is within walking distance of the town centre and local amenities. The property is being offered chain free.

- CHAIN FREE
- 2 BEDROOM, FIRST FLOOR RETIREMENT APARTMENT
- OVER 60's ONLY
- LIFT & STAIRS TO FIRST FLOOR
- 24hr EMERGENCY CALL SERVICE
- CONTROLLED ACCESS
- COMMUNAL ROOM & GARDEN
- GUEST SUITE
- CENTRAL LOCATION

## First Floor

### Entrance Hall

Intercom system and Emergency pull cord notification. Coving to ceiling. Airing cupboard with shelving. Storage heater. Doors to:-

### Lounge

13' 3" x 11' 7" (4.04m x 3.53m)  
Double opening doors to kitchen. Storage heater. Coving to ceiling. TV point. Telephone point. Emergency pull cord. uPVC double glazed window to front elevation.

### Kitchen

11' 7" x 5' 10" (3.53m x 1.78m)  
Wall and base units with work surfaces over. Electric hob with extractor fan over. A new integrated electric cooker. Fridge. Washing machine. 1 1/2 bowl sink unit with mixer tap. Emergency pull cord. Door to entrance hall. Double doors to lounge.

### Bedroom One

13' 1" x 9' 3" (3.99m x 2.82m)  
uPVC double glazed window to front. Storage heater. TV point. Coving to ceiling. Emergency pull cord.

### Bedroom Two

9' 10" x 6' 8" (3.00m x 2.03m)  
uPVC double glazed window to front. Electric heater. Coving to ceiling. Emergency pull cord.

### Bathroom

Panelled bath. Pedestal hand wash basin. Low level WC. Heated towel rail. Electric wall heater. Emergency pull cord.



## Outside

### Parking & Gardens

Communal gardens.

Communal car parking area.

Visitor parking.

Bus stop in front of the building.

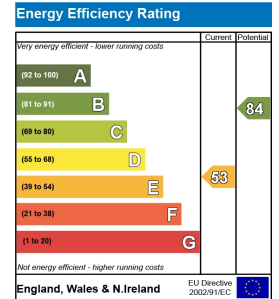
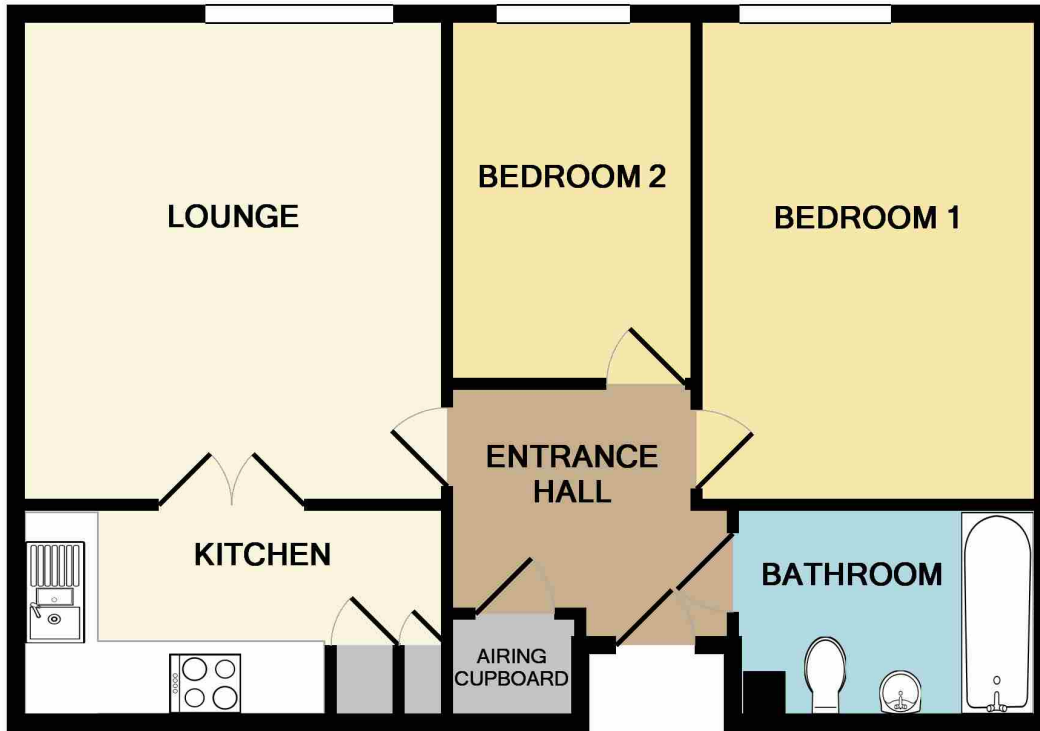
### Agents Notes

There is a guest room in the building, subject to availability and a small charge.

125 year lease from January 1991.

Service Charge including management fees, ground rent, buildings insurance and water:- £189 PCM.





TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Viewing by appointment only

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