



10 North Gate Court

Shortmead Street, Biggleswade,
Bedfordshire, SG18 0FE

Leasehold £110,000

COUNTRY PROPERTIES
PART OF HUNTERS

Warden controlled, ground floor apartment in this super retirement complex. Located close to the scenic River Ivel with excellent facilities this one bedroom property benefits from private patio with direct access to communal gardens.

- › Warden controlled accommodation
- › One bedroom ground floor apartment
- › French doors to private patio
- › NO ONWARD CHAIN
- › Communal lounge area and gardens overlooking river
- › Communal laundry facility
- › Use of guest bedroom for visitors (by appointment only)

Ground Floor

Entrance Hall

Window to side aspect, radiator., large airing cupboard housing hot water tank and fuse box.

Bedroom

12' 3" x 13' 2" (3.73m x 4.01m)
Window to side aspect, radiator, built-in wardrobe with mirrored doors.

Shower Room

Low level W.C, shower cubicle, wash hand basin with vanity unit below.

Lounge

17' 4" x 11' 3" (5.28m x 3.43m)
Radiator, door and full length window to rear aspect.



Kitchen

7' 3" x 7' 01" (2.21m x 2.16m)

Window to side aspect, range of wall and base level units with work surface over and inset sink with drainer. Built-in oven and microwave, electric hob with extractor over, integrated fridge.

External

Rear

Patio area leading on to communal gardens.

Lease Details:

Lease Term: 125 Years from and including 1 Jan 2008 - 109 years remaining.

Ground Rent - £425 per annum.

Service/Maintenance Charges:

Approx. £2700 per annum.





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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