



# North Gate Court

Shortmead Street, Biggleswade,  
Bedfordshire, SG18 0FE

Leasehold £120,000

country  
properties



This well presented third floor one double bedroom retirement apartment. Part of the McCarthy and Stone Development, offers lounge/diner with balcony, fitted kitchen and white bathroom suite. This development offers, resident's lounge, communal laundry room, guest suite, security entrance system, house manager and communal gardens.

- ONE DOUBLE BEDROOM
- WELL PRESENTED
- THIRD FLOOR APARTMENT
- LOUNGE/DINER WITH BALCONY
- SECURITY ENTRANCE SYSTEM
- RESIDENT'S LOUNGE, COMMUNAL LAUNDRY ROOM, GUEST SUITE AND HOUSE MANAGER
- CHAIN FREE
- COUNCIL TAX BAND B / EPC C

### Accommodation

Front door into:

### Entrance Hall

Door to walk-in airing cupboard with shelving, light, meter and fuse box. Intercom system. Door to storage cupboard with shelving, storage and fitted light. Doors to:

### Lounge/Diner

18' 1" x 12' 3" (5.51m x 3.73m) - UPVC double glazed doors leading to balcony. Two electric wall mounted heaters. Double doors to:

### Kitchen

8' 10" x 7' 5" (2.69m x 2.26m) - Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit with mixer tap. Built-in fan assisted electric cooker, built-in microwave, electric hob and extractor over. Double glazed window to front aspect.

### Bedroom

11' 4" plus 3' 3" door recess (3.45m plus 0.99m) x 9' 7" (2.92m) - Dimplex wall heater. Built-in wardrobe with hanging rail, storage and mirrored bi-folding doors. Double glazed window to front aspect.



## Wet Room

Low level WC. vanity wash hand basin with double cupboard under. Shower area and curtain. Tiling to all walls. Dimplex wall mounted heater. Electric heated towel rail.

## External

Communal gardens. To the rear of the property there is a covered area for the security of mobility scooters.

## Agent's Notes

### Lease Details

Term -107 yrs remaining

Service Charge - £280.02 PCM  
(£3360.24 PA)

Ground Rent - £365.41 paid 6  
monthly (£730.82 PA)

Biggleswade Town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, local cafes, restaurants and bars. Easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.



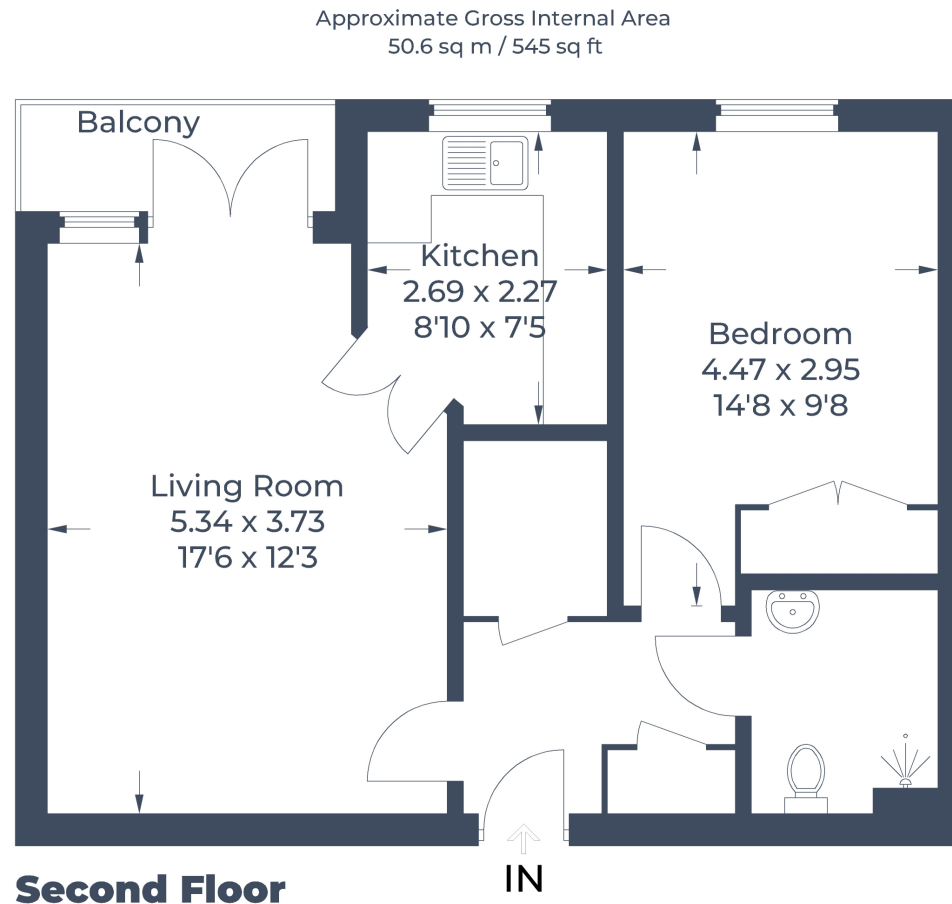


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Country Properties

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	83
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties