



Biggleswade, Bedfordshire. SG18 8YZ





2 Bedroom Apartment

Shared Ownership £98,000 Leasehold

Built in 2023 is this spacious two bedroom apartment on the first floor. Created for individuals who value independent living, with the reassurance that on-site care is available whenever it's needed.

- 35% Shared Ownership
- Exclusively for over 55s
- Two bedroom apartment
- Independent living
- Private balcony
- Lift to all floors
- Care alarm fitted
- Chain free
- EPC rating B. Council tax band B
- Lease- 987 years remaining

About the Development:

Consisting of 93 one and two bedroom apartments, Chamomile Gardens is a thoughtfully designed development for those over the age of 55. Residents have use over the communal lounge and landscaped gardens, cinema room, craft room and laundry room. On-site facilities include a cafe, convenience store, hairdressers, barber shop and osteopath services. Chamomile Gardens offers a range of activities for everyone, no matter your age or any assistance you may require! With an on-site care team available 24/7, you can enjoy the amenities knowing help is never too far away. For those that enjoy playing golf, the John O 'Gaunt golf club is only a 6-minute drive away. The Green Wheel provides lovely walking and cycling routes to enjoy.

About the Area:

Located within footsteps of the 'Saxon Centre' you will find an array of shops including a pharmacy, gift shop and Co-op Local with the Saxon Leisure Centre being only a short walk away providing gym and swim facilities.

Biggleswade town centre and mainline train station are also only 1 mile away, approximately 20 minutes on foot using various cut-throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St

Pancras with the quickest journey time being only 23 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Additional Information:

Tenure and Charges:

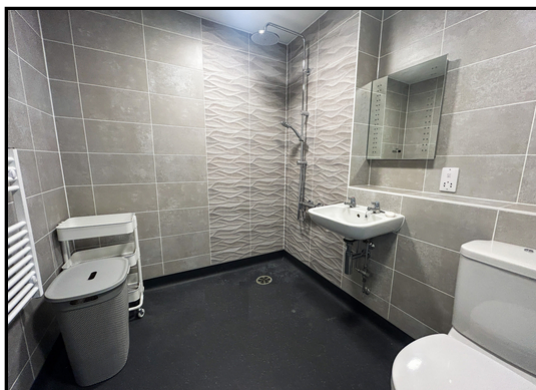
Lease - 987 years remaining

Service charge - £414.71 per month

Monthly rent - £402.48

Option to purchase at 100% - Market Value £280,000

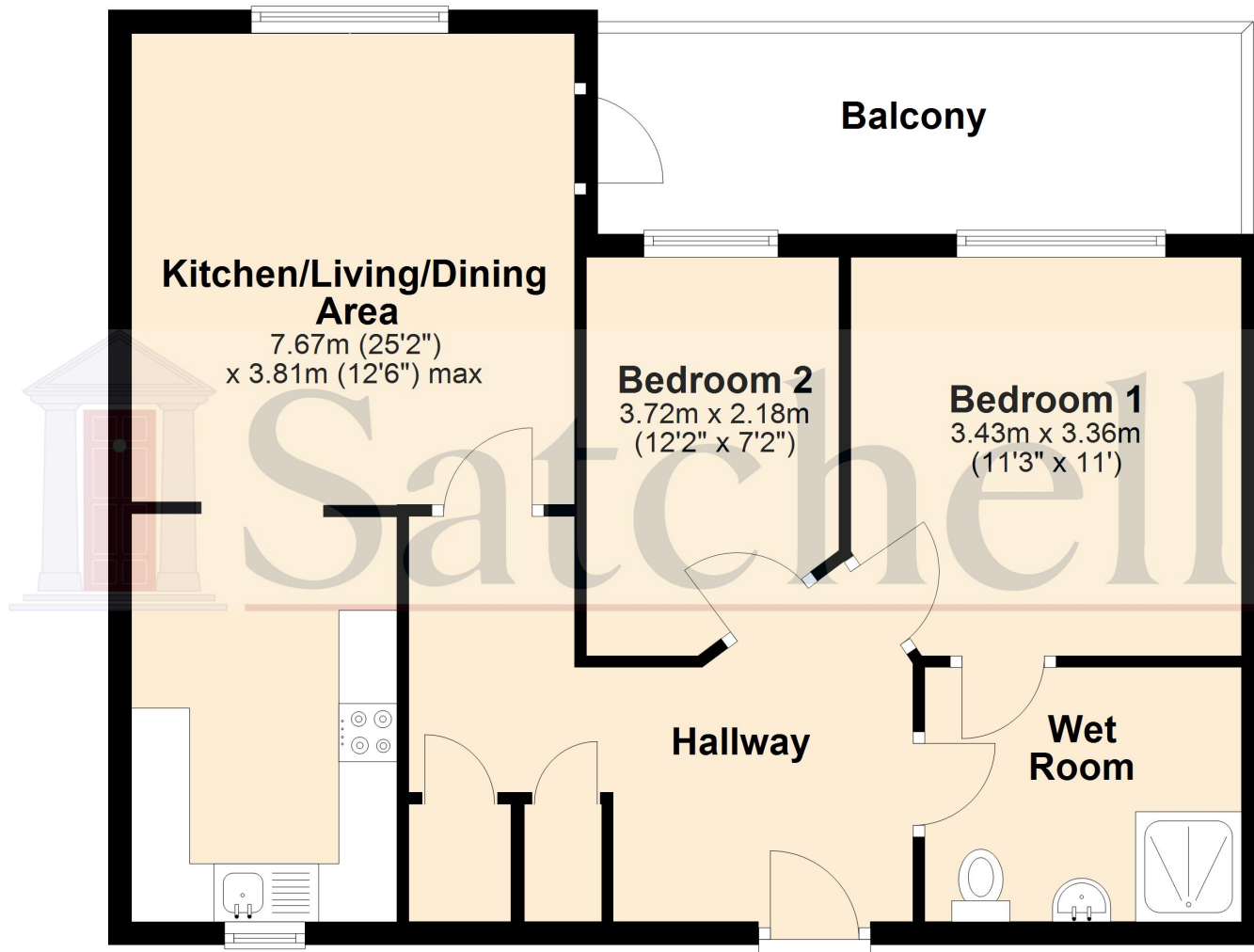
Draft details yet to be approved by the vendor and maybe subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.