



# North Gate Court

28, Shortmead Street, Biggleswade,  
Bedfordshire, SG18 0FE

Leasehold - Offers in Excess of **£150,000**

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Presenting an exceptional opportunity to own a retirement property in a highly sought-after location. This second-floor apartment, accessible via lift, is in good condition and is offered to the market chain-free for a swift and uncomplicated process. This property is exclusive to those aged 60 and over, providing a peaceful and secure living environment.

The apartment boasts a well-proportioned double bedroom which features built-in wardrobes, offering plenty of space for storage. The bedroom is conveniently situated next to a well-maintained wet room equipped with a modern suite, ensuring a luxurious and relaxing experience. The property features a sizeable reception room that opens out to a private balcony. This unique space provides an unrivalled opportunity to appreciate the stunning views of the River Ivel, a feature that sets this property apart. The apartment also comes with a fully fitted kitchen, perfect for those who enjoy home-cooked meals. The kitchen, like the rest of the property, has been kept in good condition and offers integrated oven, waist height fridge and separate freezer.

The complex offers communal gardens, laundry room and a communal lounge, providing a social space for residents to interact and participate in community activities. Located near local amenities, the convenience of this property is unmatched. The riverside location offers unparalleled views and a scenic environment for residents to enjoy.

- Warden controlled accommodation
- Second floor apartment with lift access
- No onward chain - move straight in
- Balcony overlooking the River Ivel
- Communal lounge, laundry facility and gardens
- Use of guest bedroom for visitors (by appointment only)
- Council Tax band B
- EPC rating C

## Accommodation

### Entrance Hallway

Loft hatch, storage cupboard, doors to:

### Lounge/Diner

19' 0" max x 10' 6" (5.79m x 3.20m)

Feature fireplace, French doors to timber decked balcony overlooking Biggleswade common, glazed double door to:-

### Kitchen

7' 6" x 7' 1" max (2.29m x 2.16m)

Range of wall mounted and base level units with work surface over and inset stainless steel sink, integral fridge and freezer, electric oven and hob, window to the side aspect.



## Bedroom One

13' 3" x 12' 7" (4.04m x 3.84m)

Window to the side aspect overlooking river,  
mirror fronted double wardrobe.

## Shower Room

WC, wash hand basin with vanity unit below,  
double shower cubicle with tiled surround.

## Agent's Notes

## Lease Details

Lease Length – 125 years from and including 1  
June 2008 (108 years remaining)

Service Charge – £3360.00 per annum

Ground Rent – £730.00 per annum

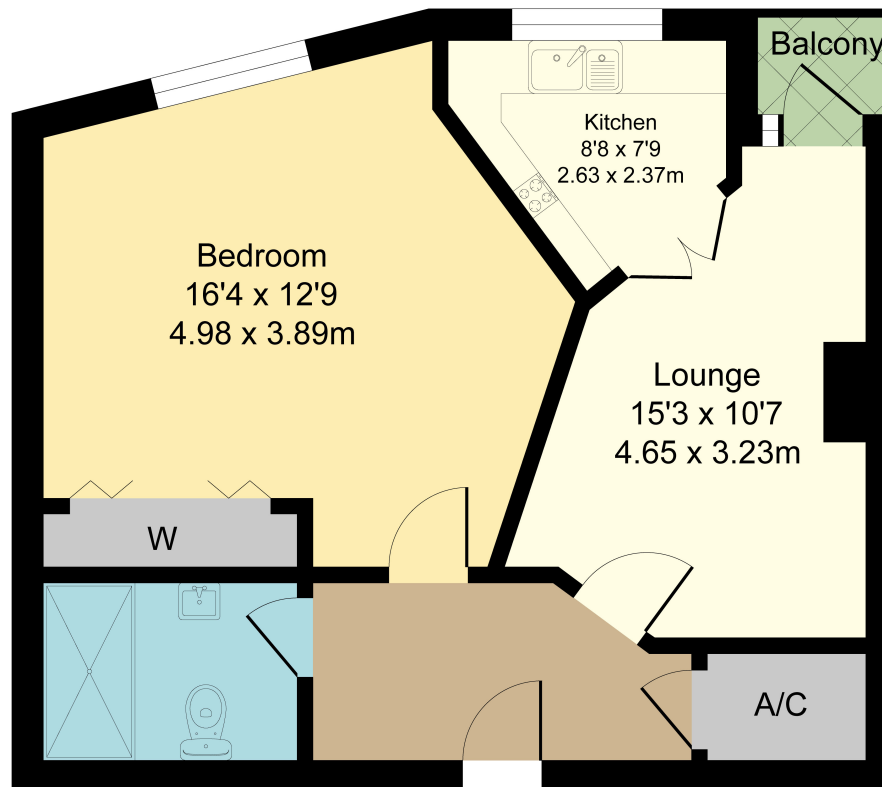
## Biggleswade

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, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.





## 28 North Gate Court, Biggleswade



Total Area: 50.7 m<sup>2</sup> ... 546 ft<sup>2</sup>

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	70	82
	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

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