



Shortmead Street, Biggleswade, Bedfordshire. SG18 0FE







## 1 Bedroom Apartment

### Offers Over £125,000 Leasehold

A well presented first floor retirement apartment in the popular development of North Gate Court. Offered chain free and within easy reach of local amenities we highly recommend viewing!

- Over 60's retirement flat
- First floor
- Chain free
- Communal lounge and gardens
- Walking distance to local amenities
- Well presented
- Ground Rent approx. £730pa
- 125 year lease from 2008
- Service charge approx. £260pcm
- EPC rating C. Council tax band B

## **First Floor**

### **Living/Dining Room:**

Located towards the front of the building with UPVC French double glazed doors opening onto the balcony. Door to Kitchen. Electric heaters. Carpet flooring. TV and telephone points.

### **Kitchen:**

Roll top work surface with a range of wall and base units, stainless steel sink with drainer, electric oven and an electric hob with over hob extractor. Window to front aspect.

### **Bedroom:**

A double bedroom with fitted mirrored wardrobes. Window to front aspect. Carpet flooring. Electric heater.

### **Shower Room:**

Low level WC, walk-in shower and a wash hand basin. Fully tiled walls and floor. Extractor fan.

### **About The Area Area:**

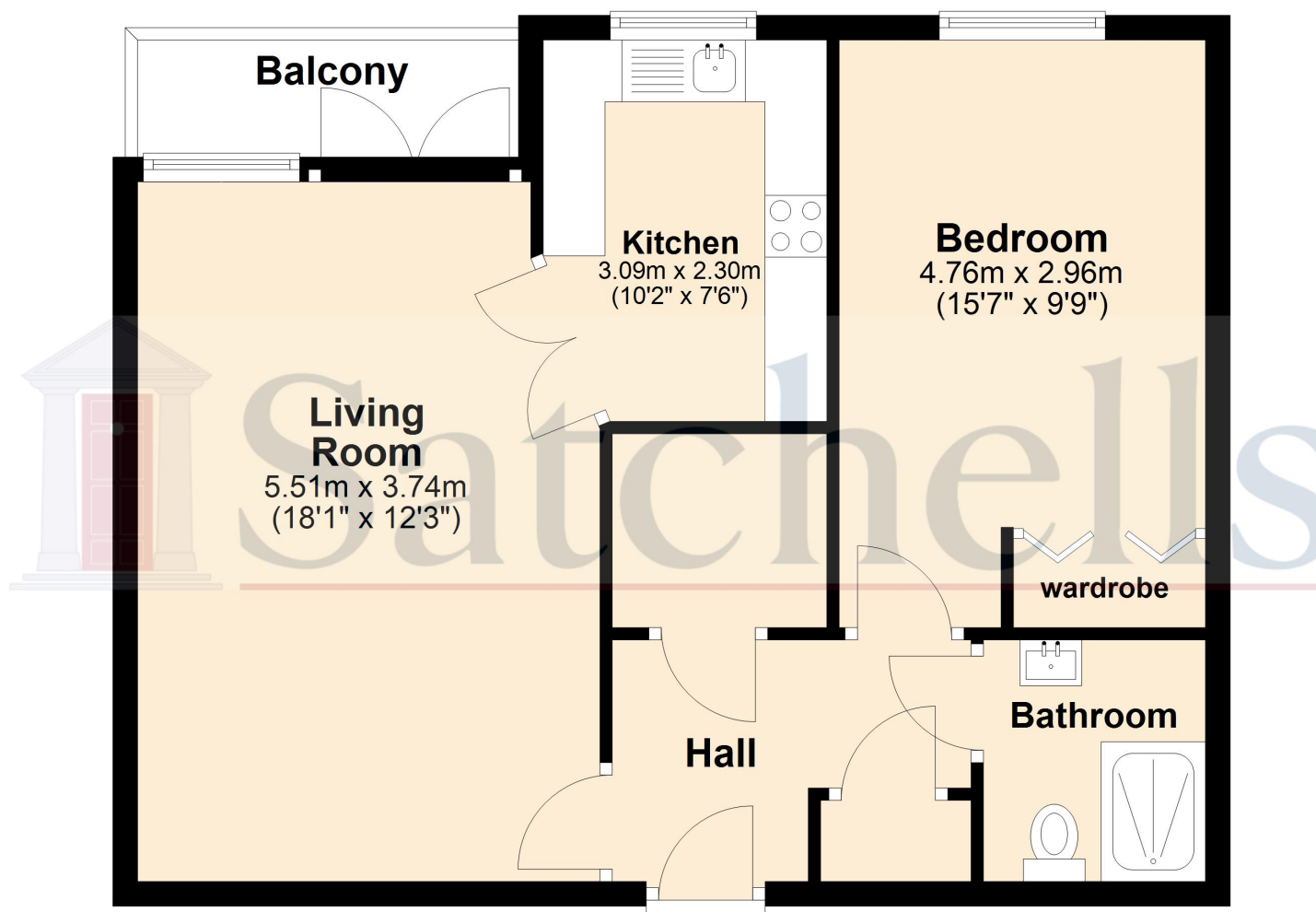
This lovely property is conveniently located less than a mile from the town centre which offers a wide range of public houses, restaurants and shops. The train station is also close by with direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes. Biggleswade also offers local doctors, dentists, leisure centre, library and a large retail park with high street stores such as Next, Marks & Spencer and Boots.



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.