



1 Bedroom Apartment £130,000 Leasehold

- CHAIN FREE
- New carpets
- Retirement apartment
- Communal gardens
- Lease - 125 years from 2008
- One bedroom apartment
- Redecorated throughout
- Secure entry and lift access
- EPC rating C
- Ground rent approx £212.50 half yearly
- Service charge approx £200pcm



*** NEW CARPETS & DECOR THROUGHOUT *** This BEAUTIFULLY PRESENTED retirement apartment offers COMMUNAL GARDENS along the RIVER IVEL! North Gate Court provides independent living with an EMERGENCY CALL SYSTEM, RESIDENTS LOUNGE, guest suite and LIFT!

Entrance Hall

Leading to bedroom, bathroom and living room. Large storage cupboard, window and radiator.

Bedroom

Abt. 3.12m x 3.73m (10'3 x 12'3). Window, radiator, mirrored sliding wardrobes.

Bathroom

Hand wash basin, W/C, bath with shower over, extractor fan.

Living/ dining

Abt. 5.23m x 3.4m (17'2 x 11'2). Radiator, window and door to balcony. Doors to kitchen.

Kitchen

Abt. 2.24m x 1.85m (7'4 x 6'1). Matching wall and base level units, stainless steel sink, electric hob, eye level double oven, built in fridge.

The Local Area:

Biggleswade & Surrounding:

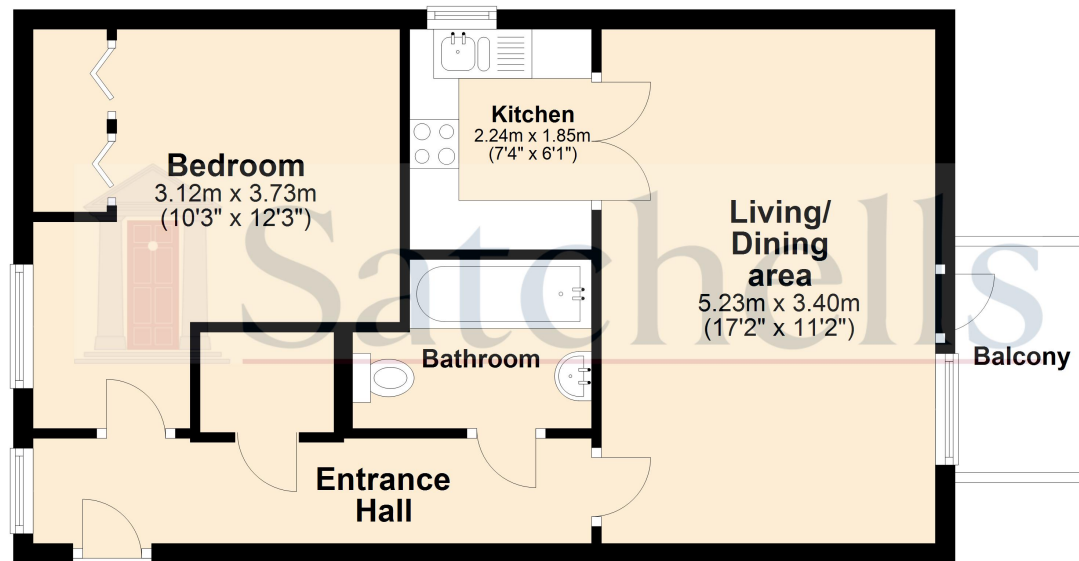
This lovely property is conveniently located less than a mile from the town centre which offers a wide range of public houses, restaurants and shops.

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.

There is also easy access to major trunk roads such as the A1 and M1.

Ground Floor



For illustrative 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.

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.

Satchells

49 High Street, Biggleswade, Bedfordshire. SG18 0JH

Tel: 01767 313256

E mail: biggleswade@satchells.co.uk <http://www.satchells.com>

