



Millers Court, Shortmead Street, Biggleswade, Bedfordshire. SG18 0AL





2 Bedroom Ground Floor Flat £189,000 Leasehold

Located in the popular Millers Court complex, this recently renovated two-bedroom ground floor retirement apartment has been modernised throughout and located just footsteps away from the town centre.

- Ground floor apartment
- Modern kitchen
- Contemporary shower room
- New carpet throughout
- Extended lease - 181 years remaining
- Chain free
- Faces communal gardens
- Must be over 55
- Service charge - £269pcm
- EPC rating C. Council tax band B

Ground Floor:**Entrance Hall:**

Entry via front door, carpet flooring with doors to all rooms. Two storage cupboards. Intercom system. Pull cord.

Living Room:

Door from hallway. Single glazed door overlooking the communal gardens. Internal double doors to kitchen. Electric storage heater. Pull cord. Carpet flooring.

Kitchen:

Contemporary white gloss wall and base units with eye level oven, electric hob and overhead extractor fan. Stainless steel sink and drainer. Undercounter space for dishwasher and washing machine. Space for a freestanding fridge/freezer.

Bedroom One:

Door from hallway. Window to rear aspect. Carpet flooring. Pull cord. Storage heater.

Bedroom Two:

Door from hallway. Window to rear aspect. Carpet flooring. Pull cord. Storage heater.

Shower Room:

Recently modernised three-piece suite comprising of a low-level WC, wash hand basin with mixer tap and shower cubicle. Chrome heated towel rail. Wall mounted mirrored cabinet. Marble effect chequered flooring. Marble tiling to splashback areas. Extractor fan.

External:**Gardens:**

Outside, residents have use of the communal gardens, social events are often hosted outside, weather permitting! Residents and visitor parking is located to the side and rear of the property. Entry into building requires a fob.

Agents Notes:

Residents must be aged 55 or over to live at Millers Court however, if you are aged over 55 but your partner or spouse is not then you are still eligible to reside here.

There is a housing manager who will oversee the running of a building and make sure all maintenance issues are handled effectively.

Biggleswade and Surrounding:

This property is located within Biggleswade Town Centre. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a short walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large 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.

Agents Notes:

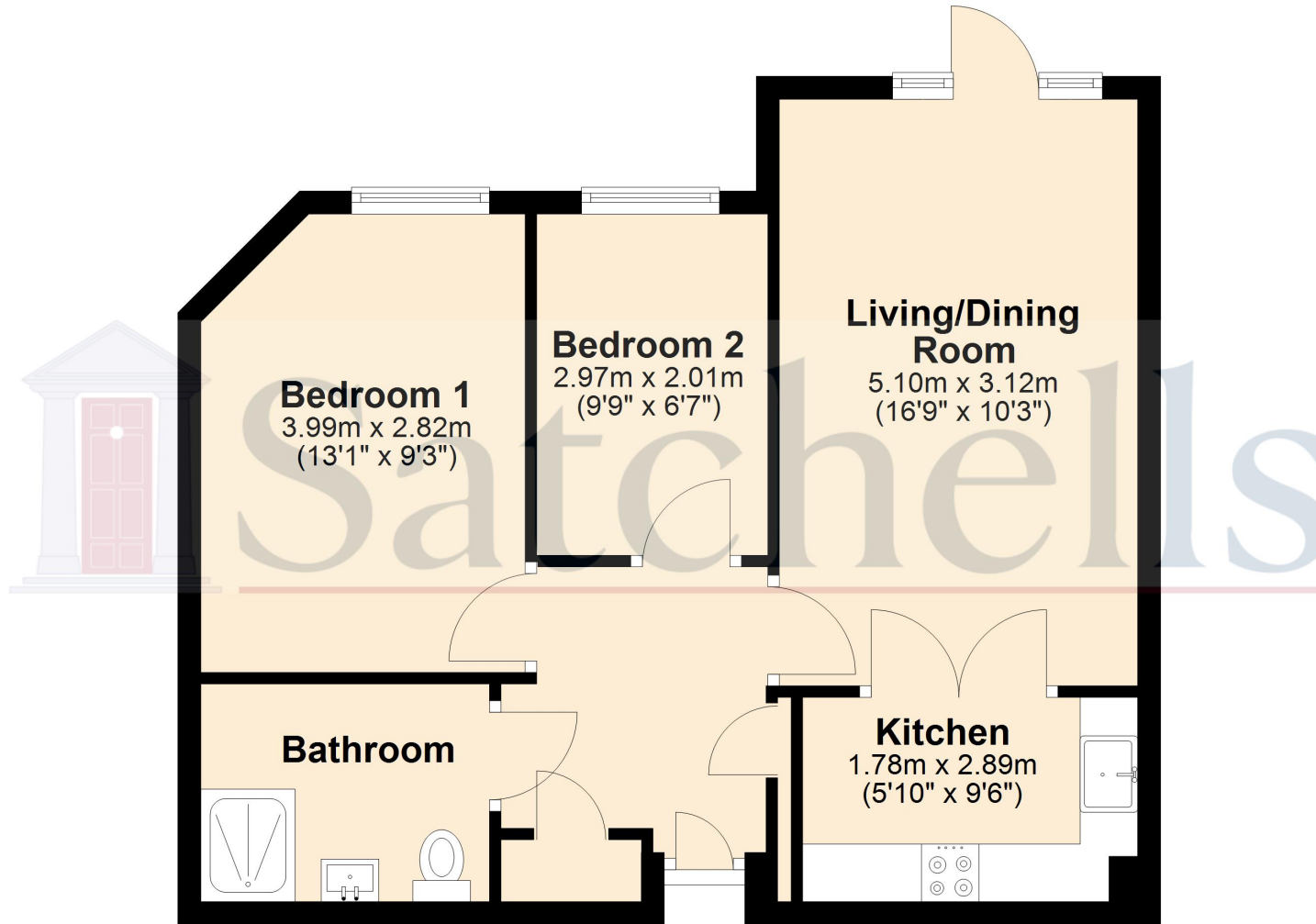
Draft details yet to be approved by the vendor and may be subject to change.



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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.