



Biggleswade, Bedfordshire. SG18 0AL







## 1 Bedroom Apartment £145,000 Leasehold

Over 55's retirement apartments in the desirable rear block of Millers Court. Located only footsteps from the town centre, train station and local amenities.

- Chain free
- Modern kitchen and shower room
- First floor apartment
- Separate rear block
- Parking available
- Over 55's development
- Lease- 125 years from 1994
- Service Charge approx. £253pcm
- EPC rating C. Council tax band B

**First Floor****Entrance Hall:**

Via private front door with spy hole. Doors to lounge/diner, kitchen, bedroom and bathroom. Airing cupboard housing a new hot water tank with linen shelving. Carpet to floor with light above. Wall mounted entry phone system. Electric storage heater.

**Living/Dining Room:**

Abt. 10' 3" x 15' 4" (3.12m x 4.67m) Light and airy room overlooking the parking area and communal gardens with UPVC double glazed window to front aspect. Carpet to floor and light above. TV point. Electric storage heater.

**Kitchen:**

Abt. 5' 10" x 10' 3" (1.78m x 3.12m) Newly fitted shaker style kitchen with a range of matching wall and base units and drawers. Rolltop worksurfaces over incorporating a stainless-steel sink and drainer with mixer tap and four ring electric hob with extractor fan over. Built in electric oven and fridge/freezer. Plumbing for washing machine. Half tiled walls. Carpet to floor with light above. Upvc double glazed window to side aspect.

**Bedroom:**

Abt. 10' 0" x 11' 2" (3.05m x 3.40m) Spacious double bedroom benefitting from a built-in wardrobe with shelving and hanging rail. Carpet to floor with light above. Storage heater. Upvc double glazed window to front aspect.

**Shower:**

Modern three-piece suite comprising low level WC, wash hand basin with vanity unit and a double width shower. Half tiled walls with full tiling to shower areas. Chrome heated towel rail. Wall mounted mirrored cabinet. Extractor fan.

**External****Outside:**

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 both buildings requires a fob.

**Agents Note:**

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.

Please note the rear block does not have a lift. There is a stairlift for those that have difficulty with stairs.

**About The Area:**

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.

**Additional:**

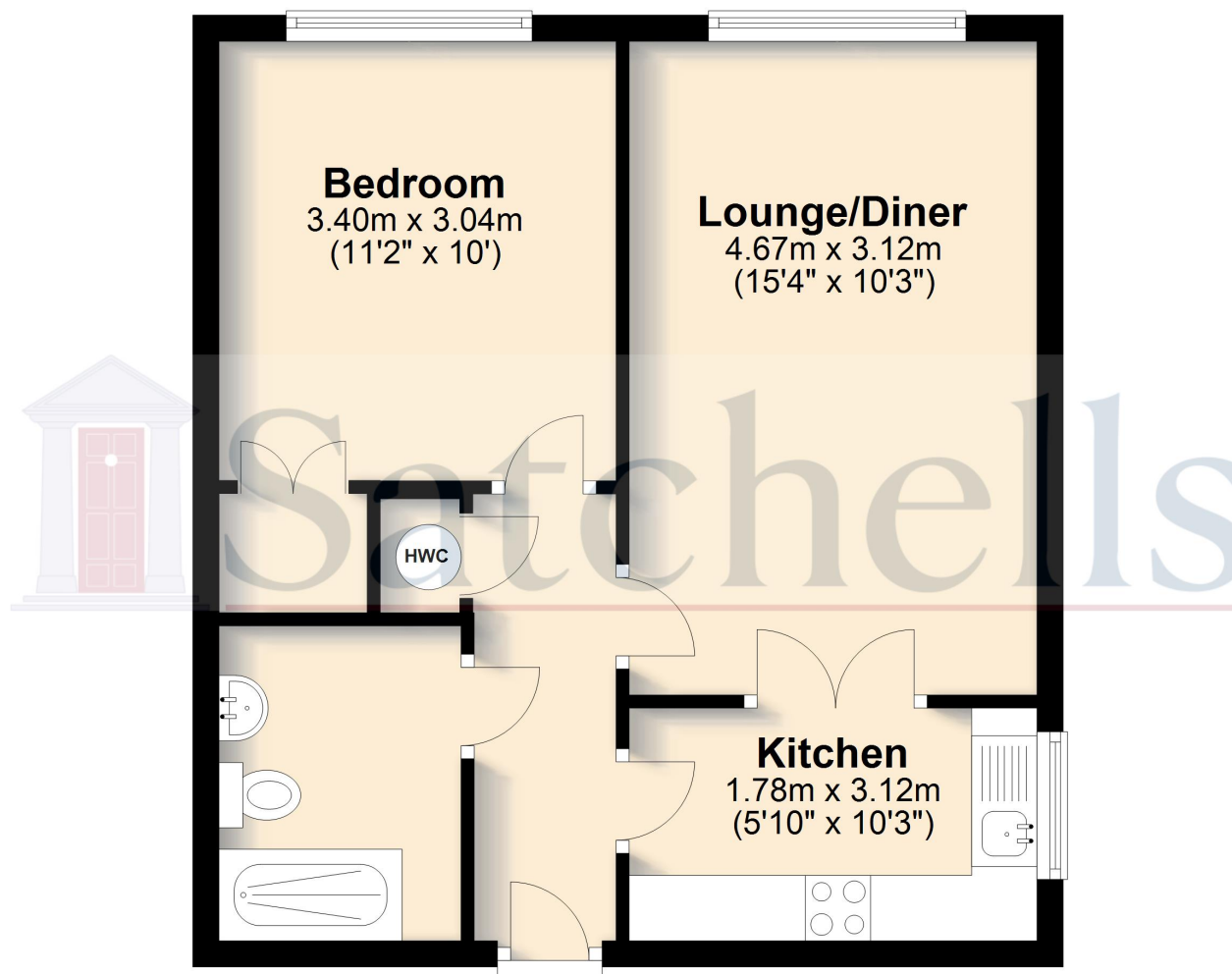
Draft particulars yet to be approved by vendor and may be subject to change.



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## 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.