



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





2 Bedroom Apartment Offers in the Region of £150,000 Leasehold

Two bedroom retirement property located less than 0.3 miles from Biggleswade Town centre and train station. Located on the second floor and ready to move in.

- Two bedroom top floor apartment
- Over 55's development
- Modern kitchen and shower room
- Communal gardens
- Onsite warden
- Parking
- Walking distance to town
- Lease - 125 years from 1991
- Service charge approx. - £253 pcm
- EPC rating C. Council tax band B

Second Floor:**Entrance Hall:**

Lift access to second floor. Wall mounted intercom system. Pull cord. Doors to all rooms.

Living Room:

Abt. 14' 10" x 13' 5" (4.52m x 4.09m) Double glazed window to front aspect of building.

Carpet flooring. Doors leading to kitchen. Storage heater.

Kitchen:

Abt. 9' 10" x 6' 2" (3.00m x 1.88m) Accessed via the living room or hallway. A range of wall and base units with complimenting work surfaces. Electric hob and eye level oven and grill.

Stainless steel sink and drainer. Under counter space for washing machine (to remain).

Under counter space for fridge/freezer (to remain). Window to side aspect.

Bedroom One:

Abt. 13' 5" x 9' 4" (4.09m x 2.84m) Double bedroom with built-in storage. Carpet flooring.

Storage heater. Window to front aspect. Pull cord.

Bedroom Two:

Abt. 13' 5" x 6' 9" (4.09m x 2.06m) A generous single bedroom with window to front aspect.

Fitted storage cupboards. Storage heater. Carpet flooring. Pull cord.

Shower Room:

An upgraded suite comprising of shower cubicle with assistance hand rail and tiled splash back areas, combined WC and wash hand basin with vanity unit. Additional fitted storage.

Wall mounted mirrored cabinet. Pull cord.

Additional Information:**About the Area:**

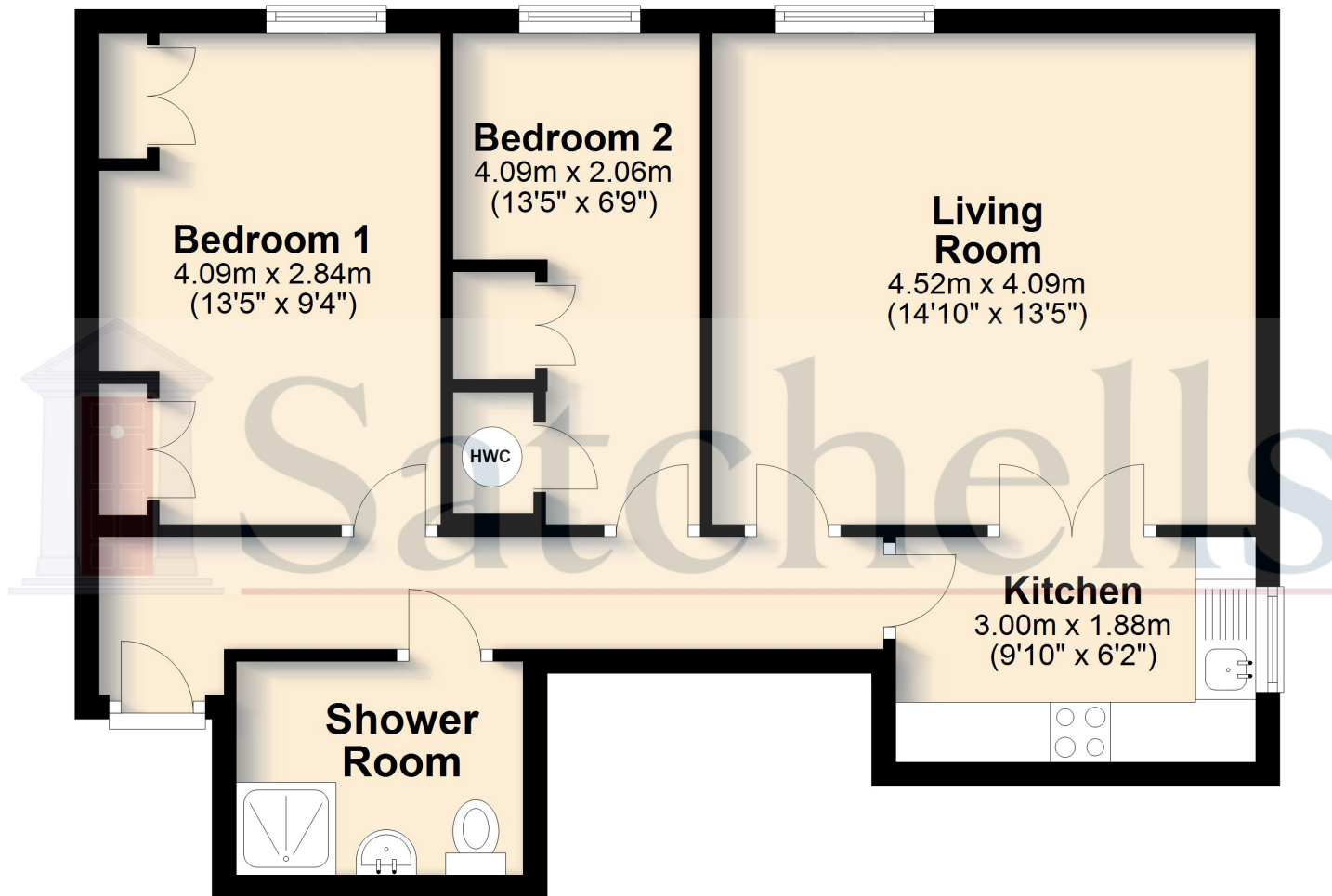
This property is located within Biggleswade Town Centre. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a short walk away with a journey time of approximately 36 minutes to London Kings Cross, 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.



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.



Second 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.