



38 North Gate Court

Shortmead Street, Biggleswade,
Bedfordshire, SG18 0FE

Leasehold £157,500

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Presenting an exceptional opportunity to own a retirement property in a highly sought-after location. This third-floor apartment, accessible via lift, is in good condition and is offered to the market chain-free for a swift and uncomplicated process. This property is exclusive to those aged 60 and over, providing a peaceful and secure living environment.

The apartment boasts a well-proportioned double bedroom which features built-in wardrobes, offering plenty of space for storage. The bedroom is conveniently connected to a well-maintained bathroom equipped with a modern rain shower, ensuring a luxurious and relaxing experience. The property features a sizeable reception room that opens out to a private balcony. This unique space provides an unrivalled opportunity to appreciate the stunning views of the River Ivel, a feature that sets this property apart. The apartment also comes with a fully fitted kitchen, perfect for those who enjoy home-cooked meals. The kitchen, like the rest of the property, has been kept in good condition and offers integrated oven, microwave and fridge.

The complex offers communal gardens, laundry room and a communal lounge, providing a social space for residents to interact and participate in community activities. Located near local amenities, the convenience of this property is unmatched. The riverside location offers unparalleled views and a scenic environment for residents to enjoy.

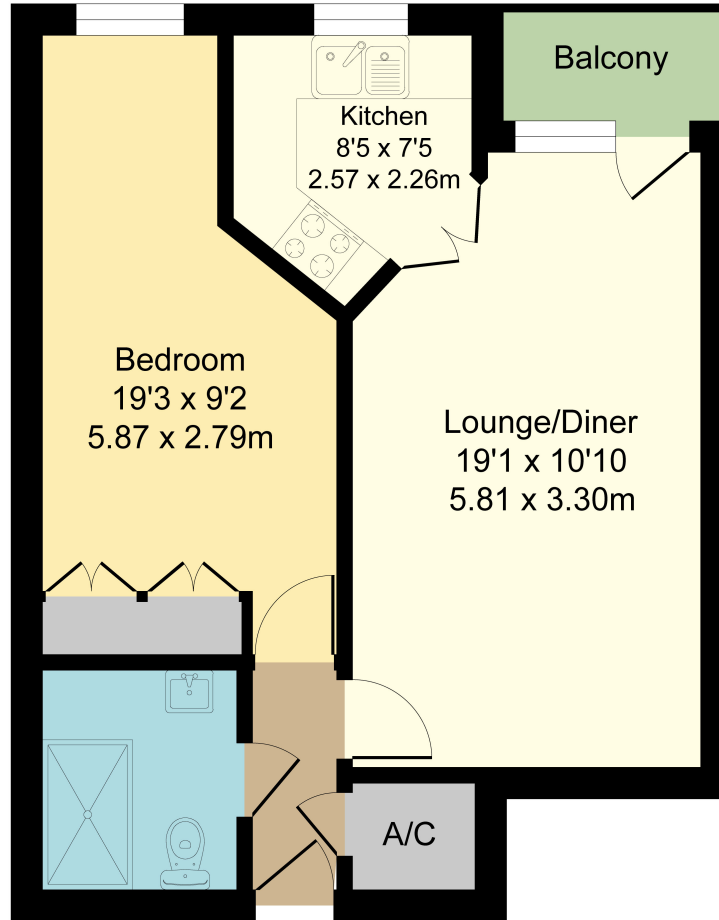
In summary, this retirement apartment boasts comfort, convenience and luxury, offering an enviable lifestyle in a prime location. It provides a perfect environment for those seeking peace, tranquillity and a sense of community in their retirement years.

- Warden controlled accommodation
- Third floor apartment with lift access
- No onward chain
- Balcony overlooking the River Ivel
- Communal lounge, laundry facility and gardens
- Use of guest bedroom for visitors (by appointment only)
- Council Tax band B
- EPC rating C





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Total Area: 43.5 m² ... 469 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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