

Flat 8, Millers Court, Shortmead Street, Biggleswade, SG18 0AL

THOMAS MORRIS







Asking Price: £170,000
Leasehold

Shortmead Street, Biggleswade, SG18 0AL

- Ground Floor Apartment
- Shower Room
- Over 55's Retirement Development
- Emergency Call System
- Two Bedrooms
- Courtesy Door to Communal Garden
- Resident Parking Area
- Communal Lounge Area
- Leasehold
- Energy Rating = 71/C

Rarely available, a spacious two-bedroom ground floor maisonette with direct garden access in the popular Millers Court of Biggleswade.

Accessed via its own front door without the need of entering the communal area, an entrance hall offers handy storage and doors leading to the principal bedroom with ample fitted storage and view over the gardens, a second bedroom with fitted storage, good sized shower room, living/dining room with patio door to a private patio area and communal gardens. Double doors lead to a fitted kitchen with space for appliances.

Offered to the over 55's the apartment offers independent living with the advantage of communal lounge, gardens, resident parking and lodge manager.

The service charge is inclusive of communal grounds maintenance and mains water charges.

Leasehold- 125 years from 1 January 1991- 89 years remaining.
Local Authority: Central Bedfordshire Council
Council Tax band: B
Energy rating: 71/C





Accommodation

Ground Floor

Entrance Hall

Living Room *10'3" x 16'10" (3.12m x 5.13m)*.

Kitchen *10'1" x 5'9" (3.07m x 1.75m)*.

Bedroom *12'2" x 7'10" (3.7m x 2.4m)*.

Bedroom *9'3" x 6'8" (2.82m x 2.03m)*.

Bathroom *8'3" x 6' (2.51m x 1.83m)*.



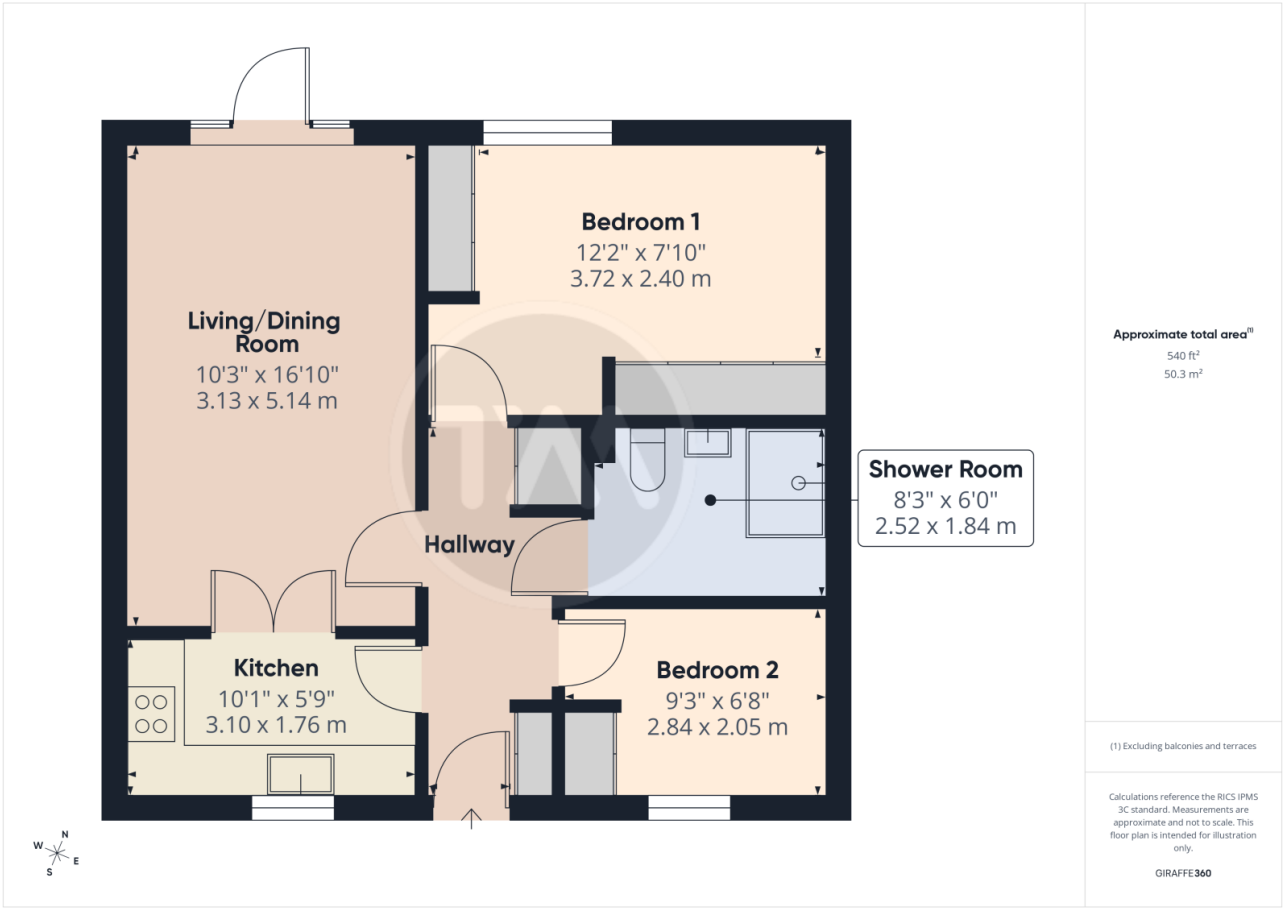
Outside

Communal Gardens

Resident Parking

Service Charge: £293.10 per month (Ground Rent included)

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Approximate total area(1)
540 ft²
50.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Thomas Morris
1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP
T: 01767 310111
enquiries.biggleswade@thomasmorris.co.uk

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