

2 North Gate Court, Shortmead Street, Biggleswade, SG18 0FE

THOMAS MORRIS







Asking Price: £165,000

Leasehold

Shortmead Street, Biggleswade, SG18 0FE

- One Bedroom Ground Floor Apartment
- Direct Access to Patio and Gardens
- Communal Parking
- 0.5 Mile Walk to Town Centre
- Communal Lounge and Kitchenette
- Riverside Views
- Emergency Alarm System
- Close to Shops and Amenities
- Leasehold
- EPC: C (79)

Offered to the market with no onward chain, this beautifully positioned ground floor apartment forms part of the highly sought-after North Gate Court retirement development, exclusively for the over-60s.

Rarely available, the property enjoys an enviable setting just half a mile from Biggleswade's historic Market Square and bustling town centre, with a range of local shops, amenities and bus services conveniently close at hand.

Accessed via a secure communal entrance, the apartment occupies a desirable position towards the front of the development. The well-presented accommodation comprises a welcoming entrance hall with useful storage cupboard, a fully tiled bathroom complete with fitted storage and emergency assistance alarm, a generous double bedroom with built-in wardrobes, and a bright and spacious living/dining room featuring an attractive decorative fireplace. Adjacent is a well-appointed fitted kitchen with a range of integrated appliances.

A particular highlight of the property is the patio door from the living room, opening onto a delightful patio area overlooking the beautifully maintained communal gardens and the picturesque River Ivel, an idyllic spot to enjoy a morning coffee or simply take in the surroundings.

The communal grounds are immaculately landscaped and maintained, with residents also welcome to take part in the gardening should they wish. Running alongside the River Ivel, the gardens offer several seating areas, including a spacious communal terrace accessed via the residents' lounge. This inviting shared space provides comfortable seating and a kitchenette, hosting coffee mornings and social events for those who choose to participate.





Further benefits include a dedicated mobility scooter storage and charging area, a laundry room, together with the reassurance of an experienced on-site House Manager. Resident parking is available, with two spaces currently vacant and allocated on a first-come, first-served basis.

Combining independent living with a welcoming community atmosphere in an exceptional riverside setting, this charming apartment offers an excellent opportunity for those seeking a peaceful yet well-connected retirement lifestyle.

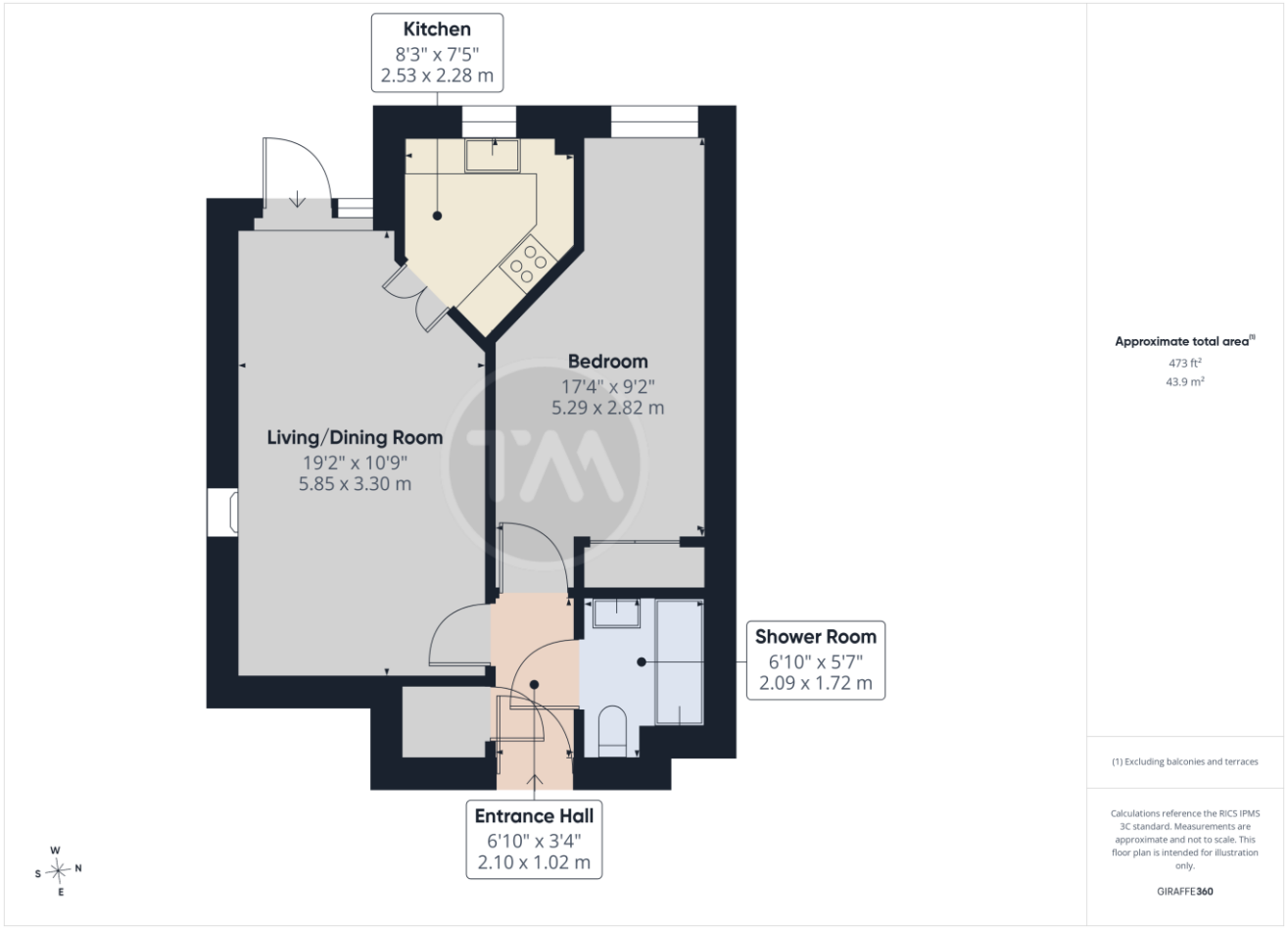


Leasehold: Approx. 106 Years remaining (125 year lease from 1 June 2008)
Service Charge: £311.71 (paid monthly)
Ground Rent: £365.41 (paid bi-annually)
Property Tenure: Leasehold
Local Authority: Central Bedfordshire
Council Tax Band: B

Ground Floor
Entrance Hall *6'10" x 3'4" (2.08m x 1.02m)*.
Living/Dining Room *19'2" x 10'9" (5.84m x 3.28m)*.
Kitchen *8'3" x 7'5" (2.51m x 2.26m)*.
Bedroom *17'4" x 9'2" (5.28m x 2.8m)*.
Bathroom *6'10" x 5'7" (2.08m x 1.7m)*.

Communal
Gardens
Patio Area's
Parking
Mobility Scooter Storage
Communal Lounge and Kitchenette

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.



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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Leasehold Information
Lease Length: 106 Years .
Ground rent: £0 Per Annum
Service charge: £3740.52 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

The Property Ombudsman