

Millers Court

Shortmead Street, Biggleswade,
Bedfordshire, SG18 0AL

£117,500

country properties

One Bedroom Retirement Apartment for Over 55s – Biggleswade, SG18

Exclusively for the over 55s, this well-presented first-floor, one-bedroom retirement apartment is ideally situated in the heart of Biggleswade, SG18, within walking distance of the High Street, local shops and everyday amenities. The property offers comfortable and convenient retirement living, with well-proportioned accommodation, useful storage and access to communal facilities.

Upon entering the apartment, you are welcomed into the entrance hallway, which benefits from fitted storage, a small loft space for additional storage, a secure entry phone system and an Economy 7 radiator. The spacious reception room features neutral grey-painted walls and light grey fitted carpeting, creating a bright and welcoming living space. A front-facing window allows plenty of natural light into the room, while ample power points provide practicality for everyday living.

The kitchen is well equipped with a range of fitted storage cupboards, an integrated oven, an electric four-burner hob and an extractor hood. There is also space for a freestanding washing machine and fridge-freezer. A side-facing window above the sink and drainer provides additional natural light.

The double bedroom continues the neutral décor, with grey-painted walls, light grey fitted carpeting and built-in storage conveniently positioned within the room. A front-facing window provides natural light, and an Economy 7 radiator completes the accommodation. The bathroom comprises a bath, washbasin and WC. For added reassurance, emergency pull cords are conveniently positioned throughout the apartment, including the bathroom, allowing residents to call for assistance if required.

Residents can also enjoy the communal reception area, offering an opportunity to socialise with other residents, as well as well-maintained communal gardens and communal parking on site. Situated in a convenient central location, this appealing retirement apartment is ideally suited to those aged over 55 seeking independent living with the added benefit of communal facilities and emergency assistance features. Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

Agent's Notes

Lease Term Remaining- 89yrs - Peppercorn Ground Rent - Service Charge - £3517.20pa (paid monthly)

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- No chain
- Well-presented first-floor retirement apartment
- One-bedroom accommodation
- Spacious reception room
- Well-equipped kitchen with fitted storage
- Built-in bedroom storage
- Emergency pull cords throughout the apartment
- Secure entry phone system
- Well-maintained communal gardens
- Town-centre location within walking distance of Biggleswade High Street, local amenities and train station













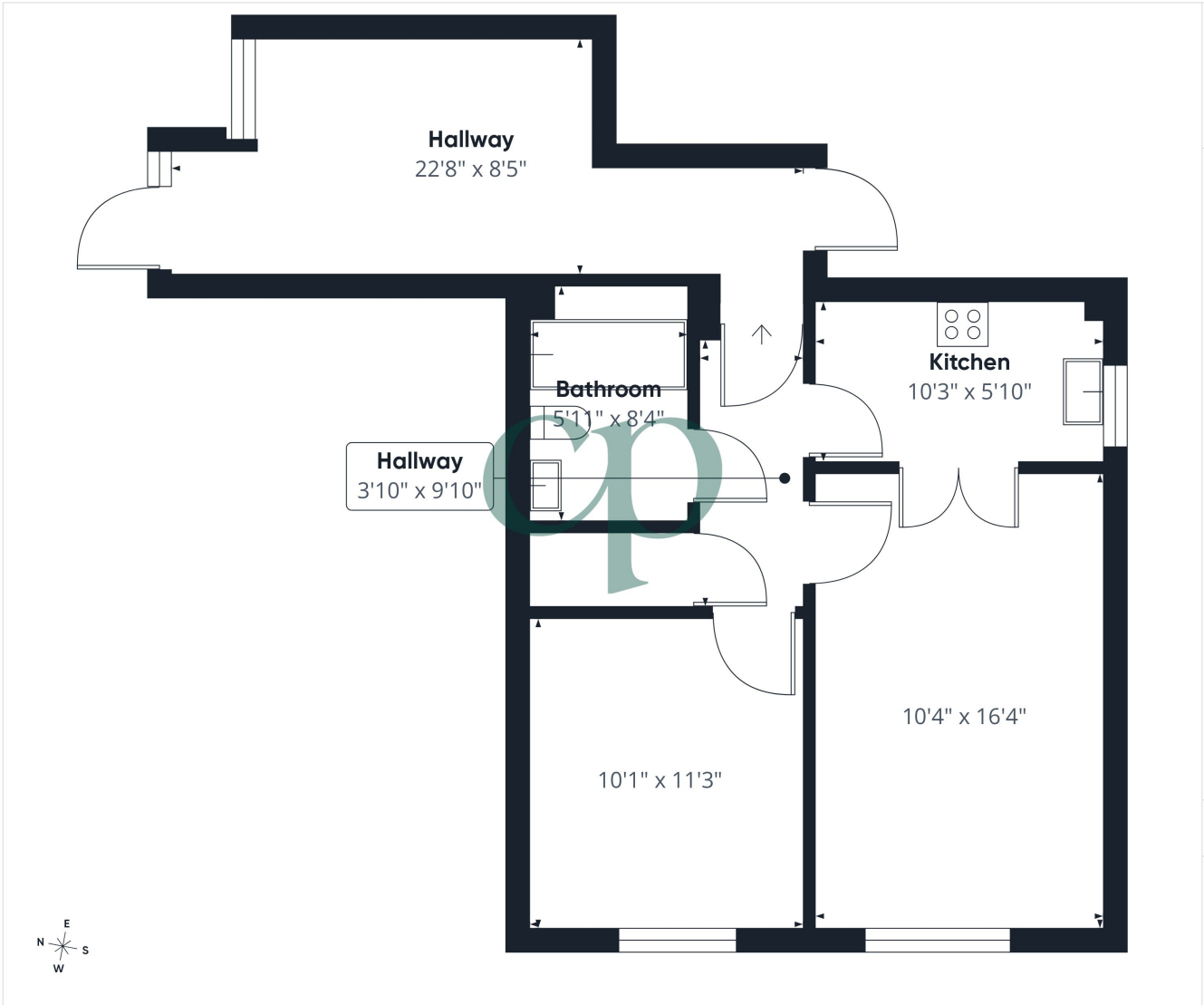












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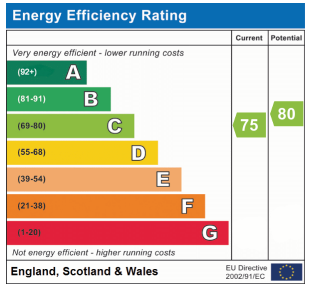
Approximate total area(1)

605 ft²

(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.

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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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