

36 Parkland Place, Shortmead Street, Biggleswade, SG18 0RE

THOMAS MORRIS







Offers Over £240,000 Leasehold

Shortmead Street, Biggleswade, SG18 0RE

- One Bedroom Top Floor Apartment
- Westerly Facing Balcony with Views
- Independent Living
- Communal Lounge's and Gardens
- Mobility Store Room
- Lifts to All Floors
- Walking Distance to Town Centre
- Ample Storage
- Leasehold 990 Years Remaining
- EPC: B (84)

Situated within the highly regarded Parkland Place retirement development, this exceptional one-bedroom second-floor apartment enjoys a picturesque setting with a private balcony overlooking the River Ivel and surrounding countryside.

Constructed in 2018 and presented in excellent condition throughout, the apartment combines modern convenience with peace of mind, benefiting from underfloor heating, illuminated light switches, an alarm system, lift access, a Lodge Manager and beautifully maintained communal facilities.

Designed to offer the ideal balance of independence and support, the development provides a welcoming community atmosphere, with a range of sociable communal spaces whilst retaining the privacy and comfort of your own home.

The accommodation comprises a spacious entrance hall with two useful storage cupboards, one housing the washing machine, a bright and airy living/dining room with patio door opening onto the west-facing balcony, and a beautifully fitted kitchen with integrated appliances, eye-level oven/grill and electrically operated windows. The generous double bedroom benefits from a walk-in wardrobe, whilst the contemporary shower room features built-in storage and a large walk-in shower.

Residents enjoy access to a communal lounge with kitchen facilities, attractive gardens and patio areas, a secure mobility scooter store and a guest suite for visiting family and friends. The second floor also features a quiet library, conveniently positioned close to the apartment.

Ideally located, Parkland Place is just a short walk from Biggleswade's historic market town centre, offering a range of shops, cafés, healthcare facilities, public transport links and a mainline railway station with direct services to London. Visitor parking is also available.

Tenure - Leasehold (990 years remaining) 999 Years and Three Days from 1 June 2017
Service Charge - £3161.99 per annum
Ground Rent - £425 per annum
Local Authority - Central Bedfordshire Council
Council Tax Band - B
Energy Rating - B / 84









Second Floor
Entrance Hall *6'1" x 6'9" (1.85m x 2.06m)*.
Living/Dining Room *23'3" x 10'11" (7.09m x 3.33m)*.
Kitchen *9'4" x 7'9" (2.84m x 2.36m)*.
Bedroom *12' x 10'1" (3.66m x 3.07m)*.
Walk-in Wardrobe *4'3" x 5'1" (1.3m x 1.55m)*.
Shower Room *7'2" x 6'8" (2.18m x 2.03m)*.
Utility Room *5'2" x 7'1" (1.57m x 2.16m)*.

Outside
Balcony *3'10" x 7'6" (1.17m x 2.29m)*.
Visitor Parking

Communal Area's
Lounge and Kitchen
Library
Gardens
Mobility Store
Guest Suite

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