



Shortmead Street, Biggleswade, SG18 0FE

Guide price £250000 to £275000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS

\*\*\* BEAUTIFUL SETTING \*\*\*

**\*\*PRIVATE PATIO LOOKING OVER THE RIVER IVEL\*\***

Latcham Dowling are delighted to offer for sale this wonderful Two bedroom ground floor retirement apartment in this McCarthy & Stone complex situated on the banks of the River Ivel. The property offers a 19' Living Room with with a door to a wonderful patio area that looks out over the river Ivel and is set in the formal gardens. Both Bedrooms are doubles with bedroom one 13'5 and with fitted wardrobes and bedroom two 19. Fitted Kitchen with built in oven, microwave and hob. There is a four piece bathroom with both a bath and a separate shower unit. Communal Gardens. Communal laundry with both washing machines and dryers. There is a beautiful communal lounge. There is guest suite for family and friends at the cost of £25 per night via a booking service.

#### Outside

There is parking for residents to the front and Communal Gardens for use of the residents. There is a reception area that is manned Monday to Friday 9am to 5pm. There is also a pleasant walk along the river Ivel.

The town centre is nearby and is a short walk or drive. There are many eateries and shops as well as doctors surgeries and a bus station. Biggleswade has a main line station into London St Pancras. There is also a Sainsburys supermarket within walking distance.

Viewing is recommended.

Offered for sale chain free.

#### AGENTS NOTE

\*Service charge £3453.66 p/a. This includes 24 hour emergency call system, up keep of gardens, cleaning of communal area, buildings insurance, water rates, electric and lighting costs to communal areas and onsite house manager.

\*\* 125 year lease from 1/6/2008

\*\*\* Ground rent £495 p/a.

\*\*\*\* Minimum age 60 years plus.

#### Entrance

#### Communal Hallway





**Entrance to apartment**

**Entrance hall**

**Lounge**  
19'6 x 10'8 (5.94m x 3.25m)

**Kitchen**  
7'3 x 7'1 (2.21m x 2.16m)

**Bedroom one**  
13'5 x 11'8 (4.09m x 3.56m)

**Bedroom two**  
19 x 9'2 (5.79m x 2.79m)

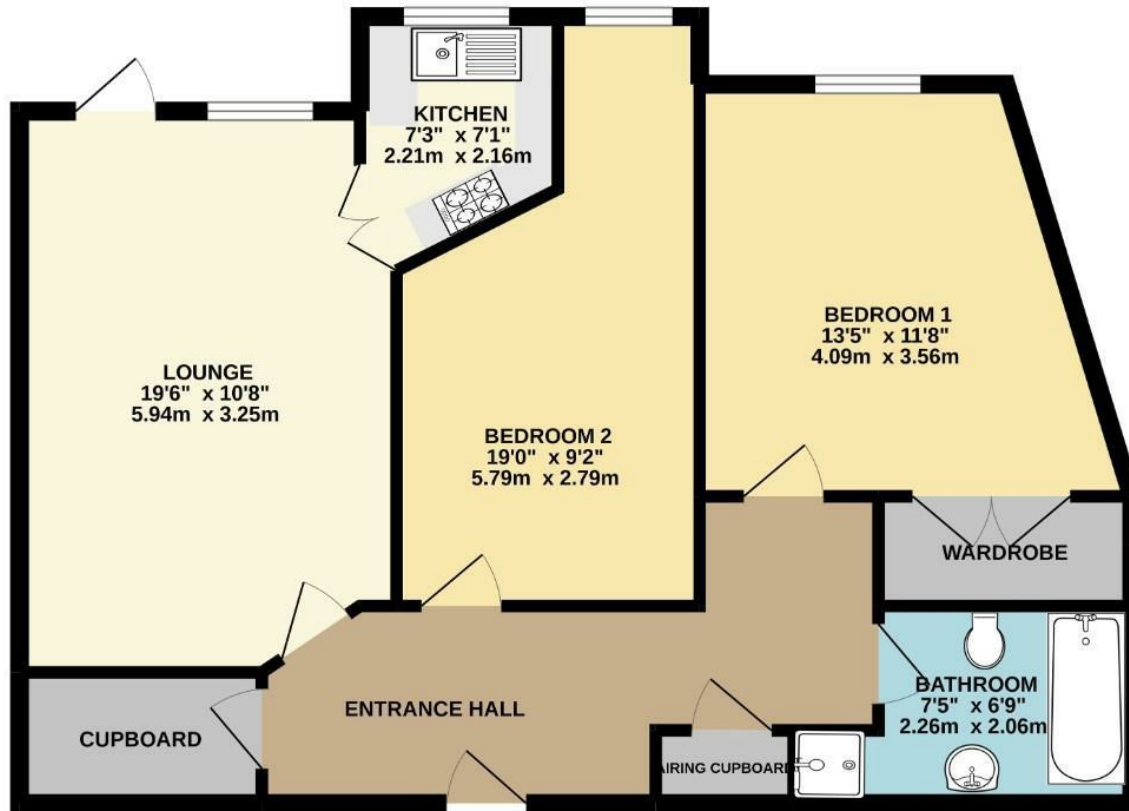
**Bathroom**  
7'5 x 6'9 (2.26m x 2.06m)

**Outside**

**Communal areas**

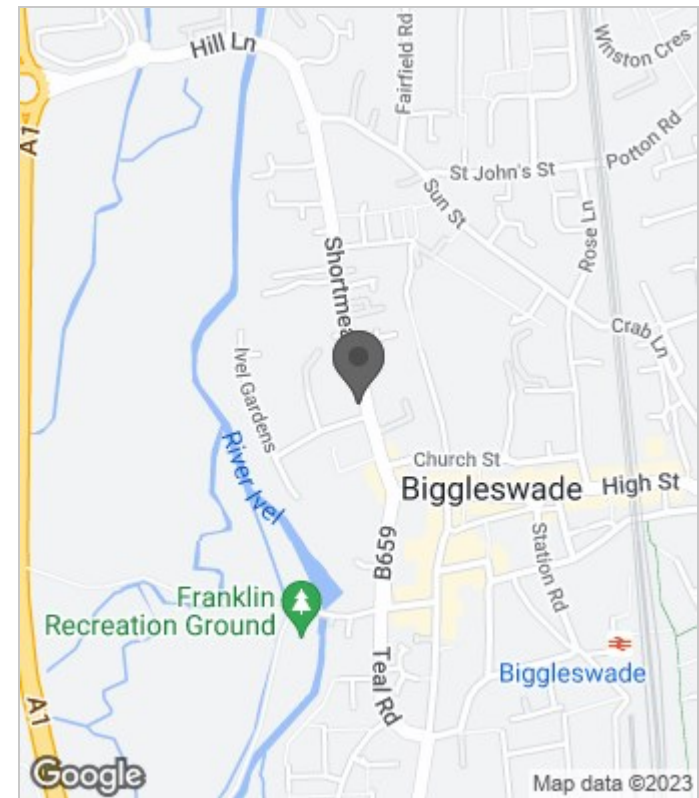


**GROUND FLOOR**  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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