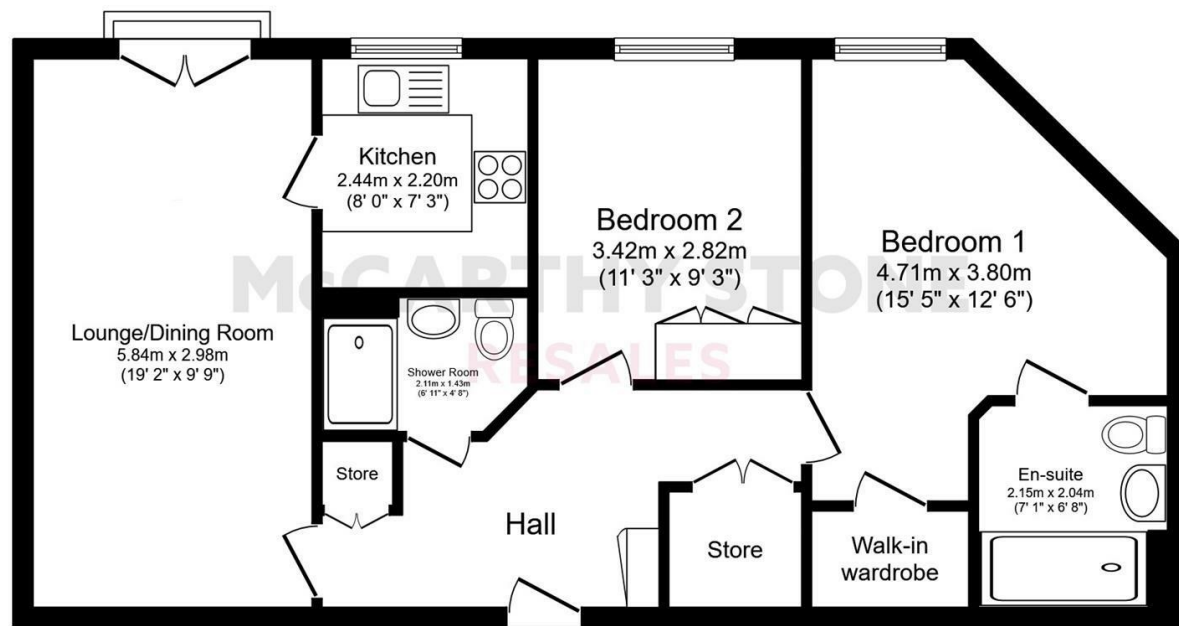


# McCARTHY STONE RESALES

## 22 PARKLAND PLACE SHORTMEAD STREET, BIGGLESWADE, SG18 0AP



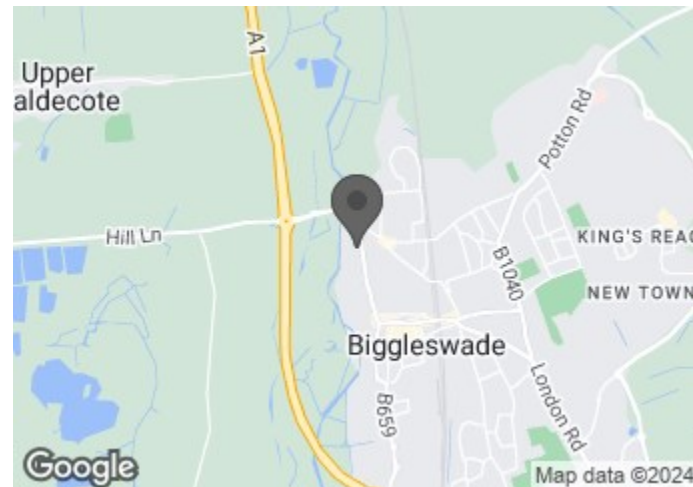
Total floor area 68.8 m<sup>2</sup> (741 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</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			



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A well presented FIRST FLOOR retirement apartment boasting TWO DOUBLE BEDROOMS and TWO SHOWER ROOMS. HAVING Southerly facing JULIET BALCONY to the living room and master bedroom with WALK-IN WARDROBE and CONTEMPORARY EN-SUITE.

**ASKING PRICE £335,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# PARKLAND PLACE, SHORTMEAD STREET, BIGGLESWADE, BEDFORDSHIRE, SG18 0RE

2 BED | £335,000

## PARKLANDS PLACE

Parkland Place features the latest in stylish designs for modern living and has been created to a high specification. Parkland Place is situated in the historic market town of Biggleswade. Close to both town and country, it has excellent travel links. Biggleswade has a bustling High Street, regular markets, and a superb choice of supermarkets just a short trip from Parkland Place. The development is situated near to a range of picturesque woodland walks, a recreation ground where you can enjoy a game of bowls, and a leisure centre offering exercise classes and activities for all ages.

Retirement Living is the perfect blend for many buyers. You will have your own beautiful and spacious apartment, situated close to local amenities and transport links, with a roomy on-site social lounge if you feel like spending time with your neighbours. Best of all, the gardening and maintenance to the outside of your property is covered within the service charge – meaning you can devote more of your time to doing the things you most enjoy.

## ENTRANCE HALL

Front door with spy hole leads into the large entrance hall where you will find a range of power sockets, down lighting and the smoke detector. Door opening to a utility and airing cupboard, housing a washer/dryer. Further doors leading to Living Room, Bedrooms and Shower Room. The apartment has under floor heating and double glazing throughout.

## LIVING ROOM

Bright and spacious living room benefitting from a southerly facing Juliet balcony. There's ample room for a dining table. Sky TV connectivity, BT points, raised sockets, ceiling lights. Part glazed door leading to a separate kitchen.

## KITCHEN

Range of modern high gloss kitchen units, drawers, and integrated appliances comprising; Dishwasher and Fridge freezer. Built in electric oven and microwave, four ringed ceramic hob with extractor hood. Stainless steel sink with mixer tap sits beneath an auto opening window. Ceiling downlights, under pelmet lighting, ceramic floor tiles.

## BEDROOM ONE

A generously sized double bedroom with a walk in wardrobe providing hanging rails and shelving. Two ceiling lights. Power sockets. TV & telephone points. Door to En-suite.

## EN-SUITE

A fully fitted suite with a double level walk in entry glazed shower cubicle with both an adjustable handset shower head and 'rain water' shower head, support rail and screen. WC, vanity unit with inset wash basin. Chrome heated towel rail, wall cabinet with an illuminated and heated mirror, downlights, part height wall tiling and floor tiling.

## BEDROOM TWO

Double bedroom which could alternatively be used as a dining room, study or hobby room.

Raised sockets, TV and BT points, fitted carpets.

## SHOWER ROOM

A fully fitted suite with a walk in shower cubicle. WC, vanity unit with inset wash basin. Chrome heated towel rail, wall cabinet with an illuminated and heated mirror, downlights, part height wall tiling and floor tiling.

## CAR PARKING

The apartment comes with a parking space.

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual service charge £4,299.90 for financial year ending 30/6/2025. The Service charge does not cover external costs such as your Council Tax, electricity, hot water costs or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

## LEASE INFORMATION

Lease length: 999 years from 1st June 2018  
Ground rent: £495 per annum  
Ground rent review: 1st June 2032

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

