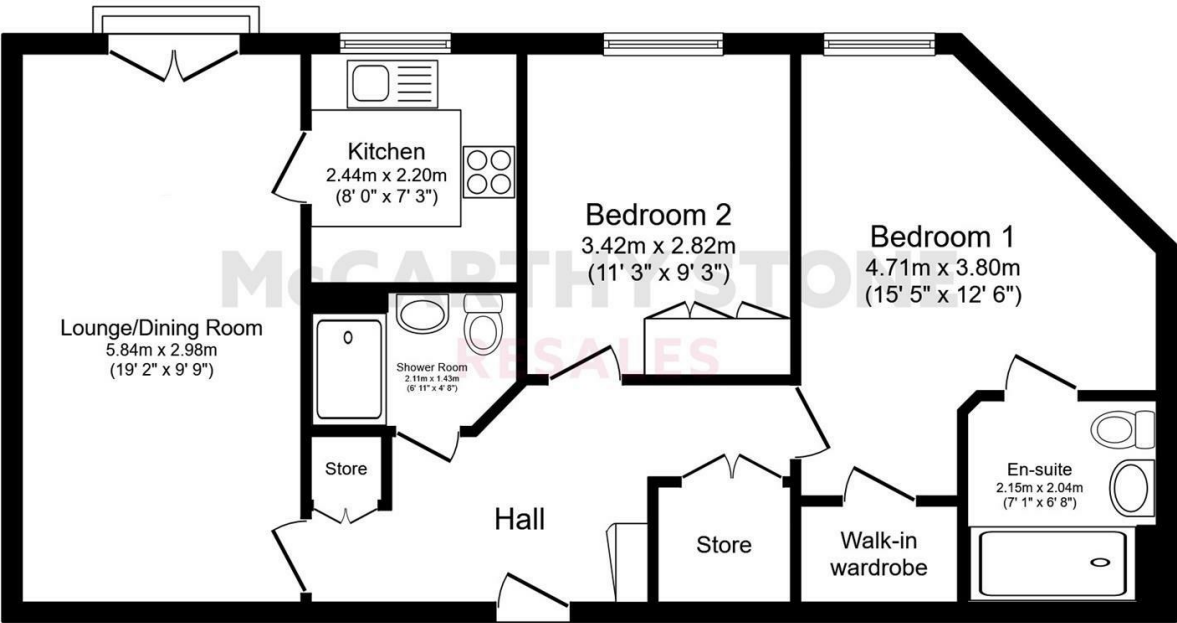


22 Parkland Place

Shortmead Street, Biggleswade, SG18 0AP



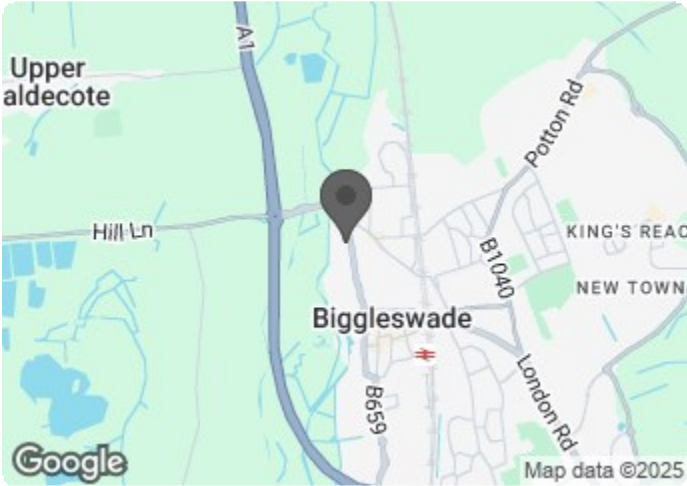
Asking price £335,000 Leasehold

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.

Call us on 0345 556 4104 to find out more.

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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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

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.



2 bed | £335,000

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

