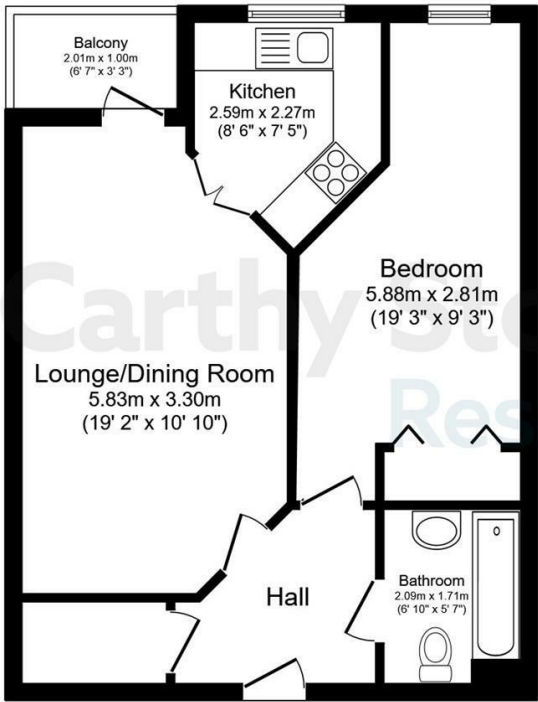


39 North Gate Court

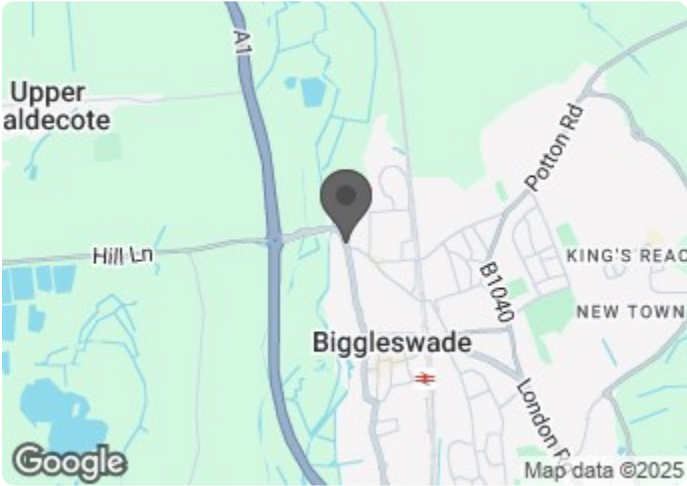
Shortmead Street, Biggleswade, SG18 0FE



Asking price £150,000 Leasehold

BEAUTIFUL third floor retirement apartment with a WALK - OUT BALCONY enjoying RIVER VIEWS. Modern kitchen with BUILT IN APPLIANCES, double bedroom with FITTED WARDROBES and a contemporary bathroom completes this lovely apartment.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(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.



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North Gate Court, Shortmead Street, Biggleswade

North Gate Court

North Gate Court is situated in the popular town of Biggleswade in Bedfordshire and offers an array of amenities including a newly renovated retail park, various public houses, restaurants, local shops and supermarkets. Kings Cross station can be reached in 29 minutes via the fast train and the capital can also be reached by road via the A1 making Biggleswade a fantastic base for the commuter. The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems. There are communal areas such as the homeowners' lounge, which is a great space for social events or enjoy the views over the river and surrounding fields from the communal gardens and patio. For added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs of the laundry room. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole and letter box. Door to a storage/airing cupboard. Emergency intercom. Doors leading to bathroom, living room and bedroom

Living Room

The well presented lounge boasts double glazed patio door leading out to a walk on balcony with stunning

views of the river and fields beyond. Feature fireplace with electric fire. Wall mounted electric heater. TV and telephone points. A range of power points. Glazed double doors opening to kitchen.

Kitchen

Fitted kitchen with a range of wall and base units. Roll edge work surfaces. Single bowl stainless sink with drainer. Built in electric oven. Ceramic hob with cooker hood above. Recently replaced integrated fridge/freezer. Double glazed window.

Bedroom

The spacious bedroom enjoys stunning views over the river and fields. Double glazed window. Fitted mirror fronted wardrobe. TV point, telephone, and power points. Wall mounted electric heater.

Bathroom

Comprising; bath with shower fitting, shower screen, and grab rails; WC; Vanity unit wash hand basin with mirror over. Heated towel rail.

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 £3,360.31 for financial year ending 28/2/2026

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include

1 bed | £150,000

the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Car Parking

Residents only on-site car park. For visitors - there is a Council owned car park opposite the Development which is FREE parking.

Lease Information

125 years from 1st June 2008

Ground Rent

Ground rent: £731.00 per annum
Ground rent review: 1st June 2028

Additional Services & Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY CONSULTANT

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

