



**Kennedy  
& Foster**

43 North Gate Court  
Shortmead Street, Biggleswade  
SG18 0FE  
**£160,000**

- TOP FLOOR
- OVER 60'S APARTMENT
- VERY WELL PRESENTED
- RIVERSIDE VIEWS
- LOUNGE/DINER
- KITCHEN
- DOUBLE BEDROOM
- CHAIN FREE



**VIEWINGS AVAILABLE!** This extremely well-presented **TOP FLOOR** over 60's apartment which is situated in Northgate Court within easy access to the River Ivel, Biggleswade Common and local supermarket. This beautiful apartment has the benefit of Riverside views and is being offered Chain Free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Storage cupboard, door to lounge, door to bedroom, door to bathroom, emergency pull cord.



#### **LOUNGE/DINING ROOM**

19' 01" x 10' 09" (5.82m x 3.28m) Electric fireplace with decorative hearth, electric storage heater, uPVC double glazed patio door to balcony overlooking the river.

#### **KITCHEN**

7' 05" x 7' 01" (2.26m x 2.16m) Wall & base units with worksurfaces over, stainless steel single drainer sink unit with mixer tap, uPVC double glazed window, built in electric oven with ceramic hob, built in fridge, built in freezer.



#### **BEDROOM**

19' 02" x 9' 02" narrowing to 5'05" (5.84m x 2.79m) Built in wardrobes with mirrored sliding doors, electric storage heater, TV ariel point, grab rails, uPVC double glazed window overlooking the river.

#### **BATHROOM**

6' 09" x 5' 06" (2.06m x 1.68m) Fully tiled bathroom, bath with shower over and grab rail, vanity basin with cupboard under, electric wall heater, emergency pull cord, heated towel rail.

## OUTSIDE

Communal gardens surrounding the apartments, well stocked, lawns, flower and shrub with the River Ivel being close by.

## AGENTS NOTES

### LEASE DETAILS

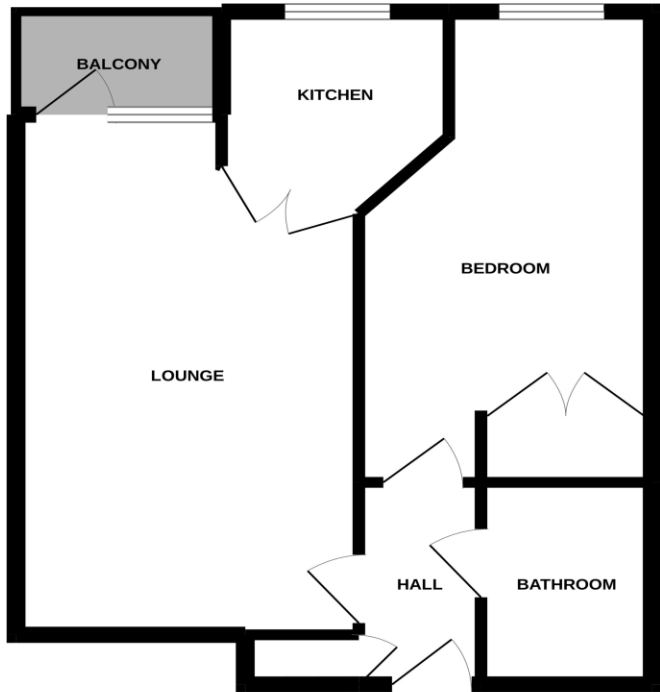
125 years from June 2008

Current Ground Rent £425.00 per annum

Service Charge £1 106.58 per annum



GROUND FLOOR



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.  
Made with Metropix 5.0022

**COUNCIL TAX BAND**

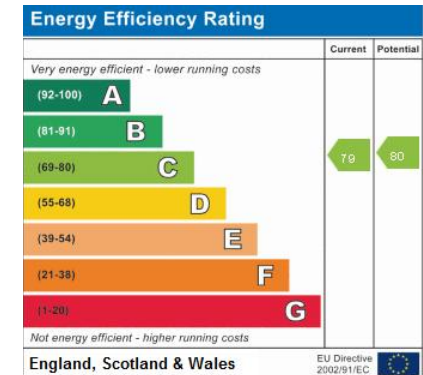
Tax band B

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**OFFICE**  
2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements