



**Kennedy
& Foster**

26 North Gate Court

Biggleswade

SG18 0FE

£160,000

- VERY WELL PRESENTED SECOND FLOOR APARTMENT
- OVER 60'S
- DOUBLE BEDROOM WITH WARDROBES
- BALCONY WITH BEAUTIFUL VIEWS OF RIVER IVEL
- LOUNGE/DINER
- KITCHEN
- SHOWER ROOM
- ACCESS TO LAUNDRY ROOM, RESIDENTS LOUNGE AND GUEST SUITE



This beautifully presented second floor, over 60's apartment, situated in North Gate Court within easy access to the River Ivel and Biggleswade Common. Accommodation: Entrance hall, lounge/diner with double doors onto balcony, overlooking the communal gardens, River Ivel and Biggleswade Common, fitted kitchen, shower room and double bedroom with built in wardrobes. An internal viewing comes highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO:

ENTRANCE HALL

Walk in cupboard with consumer unit, shelving, meter, Emergency pull cord. Doors to:

LOUNGE/DINER:

19' 01" x 10' 7" (5.82m x 3.23m) Storage heater. Live coal effect and fan assisted electric fire in attractive hearth and surround. Double doors to kitchen. Doors to:

COVERED BALCONY WITH LOVELY VIEWS AND A LOVELY PLACE TO RELAX

KITCHEN:

7' 04" x 7' 00" (2.24m x 2.13m) Wall, base & drawer units work surfaces over. Franke Sink with mixer tap. Integrated electric oven, induction hob, fridge/freezer and dishwasher. uPVC double glazed window to rear over looking the River Ivel and Biggleswade Common.

BEDROOM:

17' 4" (to front of wardrobes) x 9' 2" (5.28m x 2.79m) Built in double wardrobe with sliding doors. Storage heater. uPVC double glazed window over looking the River Ivel and Biggleswade Common. TV aerial point.

SHOWER ROOM:

Double shower with shower over. Low level w.c. Vanity basin with cupboard under. Emergency pull cord. Fully tiled walls and floor.

OUTSIDE

Communal gardens.

AGENT NOTES

LEASE DETAILS

Length of lease 125 years from 1st June 2008.

Current Ground rent £730.82 per Annum

Current Service charge: £3,360.24 per Annum (Water rates including in charge)

AGENTS NOTES

Over 60's Only

access to:

Laundry Room

Residents Lounge

Lifts to all floors

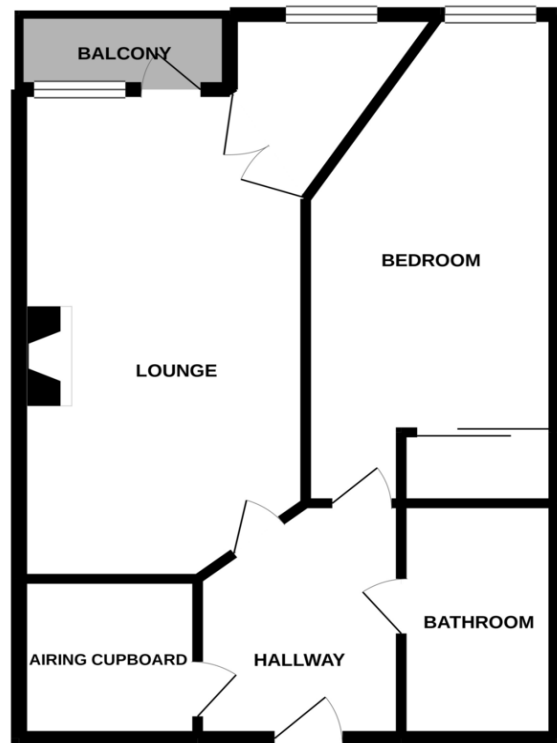
Emergency call system

Guest Suite (small fee)

Use of lift and stairlift



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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 are 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