



**Kennedy
& Foster**

26 Northgate Court

Shortmead Street

SG18 0FE

£179,500

- OVER 60'S APARTMENT
- BALCONY
- BEAUTIFUL VIEWS OF RIVER IVEL
- VERY WELL PRESENTED
- SHOWER ROOM
- LOUNGE/DINER
- REFITTED KITCHEN
- DOUBLE BEDROOM WITH FITTED WARDROBES



This beautifully presented second floor, over 60's apartment, situated in Northgate Court within easy access to the River Ivel, Biggleswade Common and local supermarket. This newly refurbished apartment offers a lounge/diner with double doors onto balcony, overlooking the communal gardens, River Ivel and Biggleswade common, refitted Kitchen, refitted shower room and double bedroom. An internal viewing comes highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO:

ENTRANCE HALL

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

LOUNGE/DINER:

19' 01" x 10' 07" (5.82m x 3.23m) Live coal effect and fan assisted electric fire in attractive hearth and surround. Storage heater. Double doors onto balcony overlooking the River Ivel and Biggleswade Common. Double doors into:

REFITTED KITCHEN:

c7' 04" x c7' 00" (2.24m x 2.13m) Wall, base & drawer units work surfaces over. Integrated electric oven, induction hob, fridge/freezer, and dishwasher. Franke Sink with mixer tap. uPVC double glazed window to rear overlooking the River Ivel and Biggleswade Common.

BEDROOM:

17' 04" (to front of wardrobes) x 9' 02" (5.28m x 2.79m) Built in double wardrobe with sliding doors. uPVC double glazed window. Storage heater. TV aerial point.

REFITTED SHOWER ROOM:

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

LEASE DETAILS

AGENTS NOTES LEASE DETAILS

Length of lease 125 years from 1st June 2008.

Ground rent £212.50 every 6 months.

Service charge from 15th March 2020 to 31st August 2020 £1084.89

Service charge from 1st September 2020 to 28th February 2021 £1086.89

AGENTS NOTES

Over 60's Only

Laundry Room

Residents Lounge

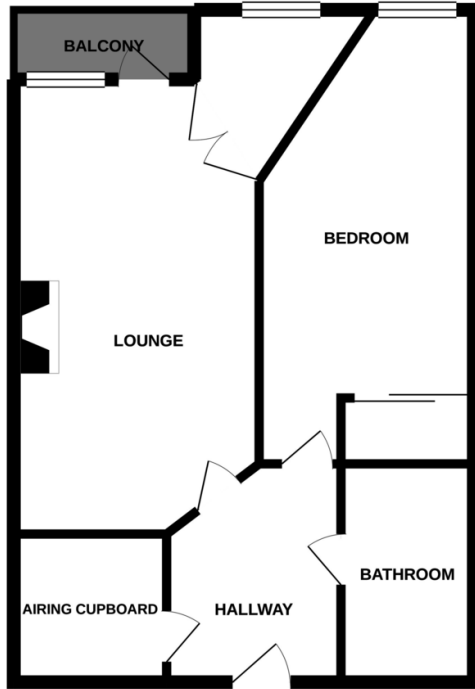
Lifts to all floors

Emergency call system

Guest Suite (small fee)



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

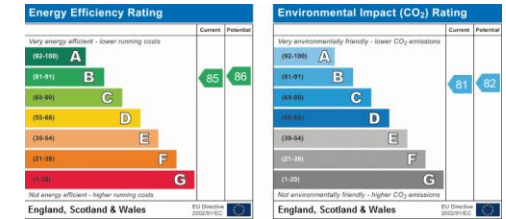
Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council



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