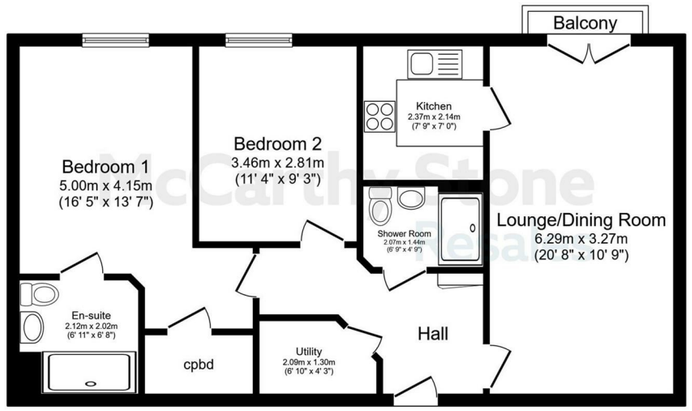
Excellent

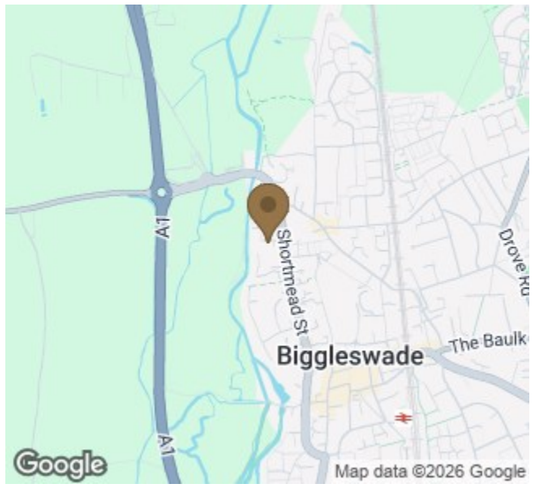
Trustpilot

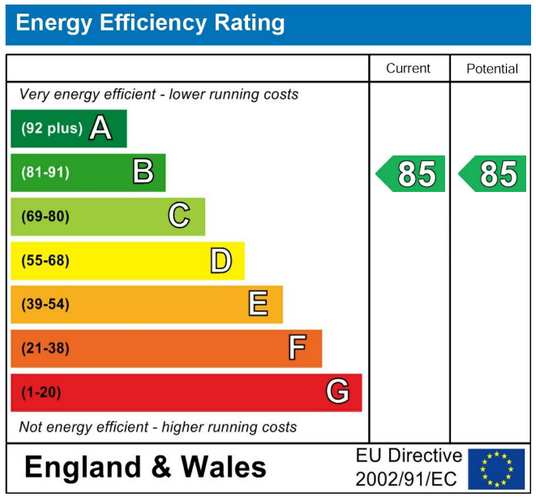
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Total floor area 71.3 m² (768 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman







46 Parkland Place

Shortmead Street, Biggleswade, SG18 0AP

2 2 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 46 Parkland Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious living room with a Juliet balcony
- Modern kitchen with built in appliances
- Two double bedrooms, master bedroom has a walk-in wardrobe
- Two contemporary shower rooms
- Contemporary shower room
- Communal lounge and gardens
- House Manager
- Guest Suite
- Lift to all floors
- 24-hour emergency contact

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

46 Parkland Place, Biggleswade

2 | 2 | Asking price £250,000

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
A large entrance hall with down lighting throughout. A range of power sockets. Smoke detector. Door opening to a utility and airing cupboard, housing a washer/dryer. Further doors leading to Living Room, Bedrooms and shower Room. Double glazed windows and under floor heating run throughout the apartment.

Living Room
Bright and spacious living room benefitting from double glazed doors opening inwards to reveal a Juliet balcony. There's ample room for a dining table. Sky TV connectivity, BT points, raised sockets, three 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.

Master Bedroom
A generously sized double bedroom with a double glazed window. Walk in wardrobe providing hanging rails and shelving. Two ceiling lights. Power sockets. TV & telephone points.

Shower Room
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 would also be perfect for use as a study or hobby/dining room. Raised sockets, TV and BT points, fitted carpets.

Car Parking
The apartment doesn't have an allocated car 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

The Service charge does not cover external costs such as your Council Tax, electricity, hot water costs or TV, but does include the cost of your House Manager, apartment, 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.

Annual service charge: £4,742.99 for financial year ending 30/06/2027.

Ground Rent
Annual fee - £495
Reviewed June 2032.

Lease Information
999 years from June 2017

Moving Made Easy & Additional 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.
- 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

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













