



**Kennedy  
& Foster**

17 Northgate Court  
Shortmead Street  
SG18 0FE  
**£149,950**

- ONE BEDROOM
- FIRST FLOOR APARTMENT
- OVER 60's
- RESIDENTS LOUNGE

- SOUTH FACING BALCONY
- CLOSE TO SUPERMARKET
- ATTRACTIVE COMMUNAL GARDENS WITH RIVER VIEWS
- NO UPWARD CHAIN



Offered for sale with NO UPWARD CHAIN, this one bedroom apartment is well located for the town and shops. Situated on the first floor with lift access, the property benefits from a south facing balcony, with views over the well tended and attractive communal gardens. Northgate Court offers comfortable retirement living for over 60's which includes a resident's lounge with rivers views, a laundry room and house manager.

**SECURE COMMUNAL ENTRY INTO:**

**COMMUNAL ENTRANCE AREA:**

Stairs and lift to first floor.

**FRONT DOOR INTO:**

**HALLWAY**

Wall mounted Apello safety and entry system, large walk in cupboard with shelves. Panelled doors to:

**LOUNGE/DINER**

19' 0" x 10' 7" (5.79m x 3.23m) Wall mounted radiator, flame effect gas fire with surround and hearth, uPVC double glazed window and door to balcony. Glazed panelled doors to:

**KITCHEN**

7' 4" x 7' 6" (2.24m x 2.29m) uPVC double glazed window to rear aspect. Range of eye level and base units with work surface over, stainless still single bowl sink and drainer unit, tiled splash back, built in oven and microwave at eye level, electric hob with extractor over, integrated fridge and freezer.

**BEDROOM**

17' 2" narrowing to 12' 0" x 9' 2" (5.23m x 2.79m) uPVC double glazed window to rear aspect, wall mounted electric radiator, built in mirrored wardrobes to one wall.

**SHOWER ROOM**

Double shower unit, close coupled WC, wash hand basin set into vanity unit with cupboard under, tiled splash back, wall mounted mirror, wall light with shave point.

**BALCONY**

Glass balustrade with views over communal gardens.

**AGENT NOTES:**

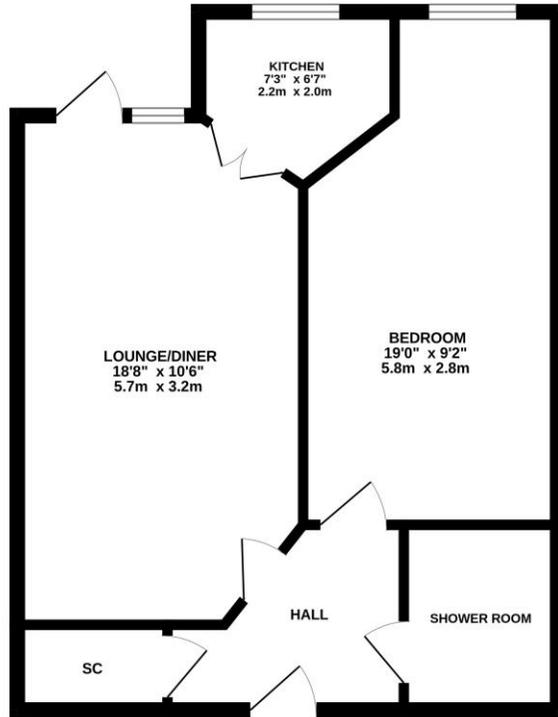
Lease details: 125 years from 2008.

Current Ground Rent Charge: £730.82 per annum

Current Service Charge: £3,360.24 per annum



FIRST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq.ft. (47.0 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.  
Made with Metropix ©2025

### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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