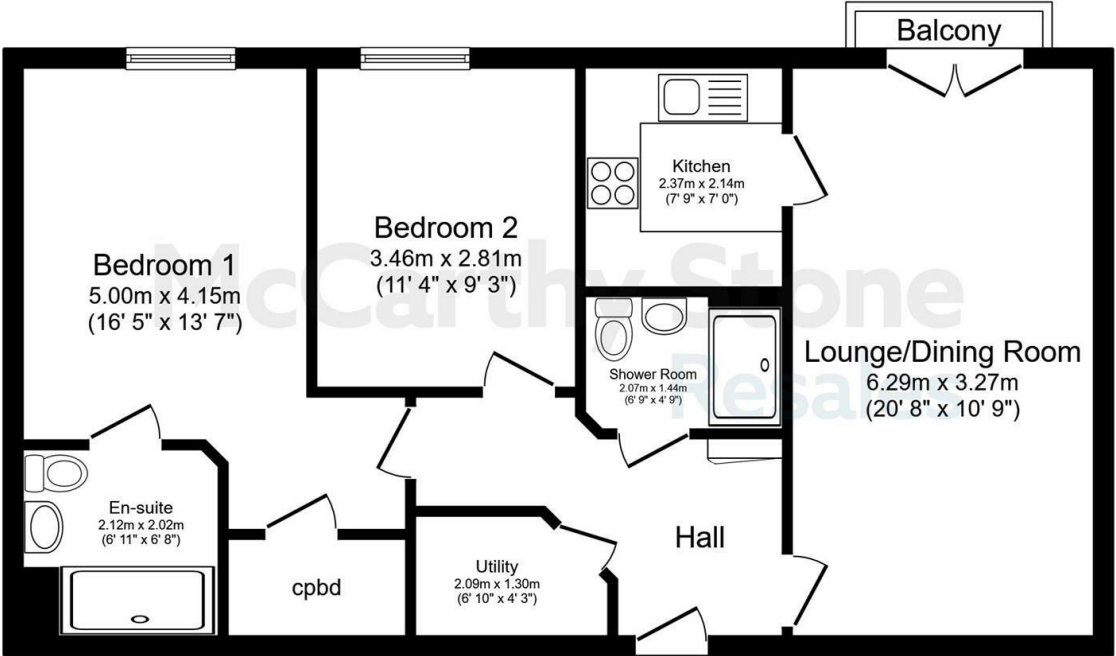


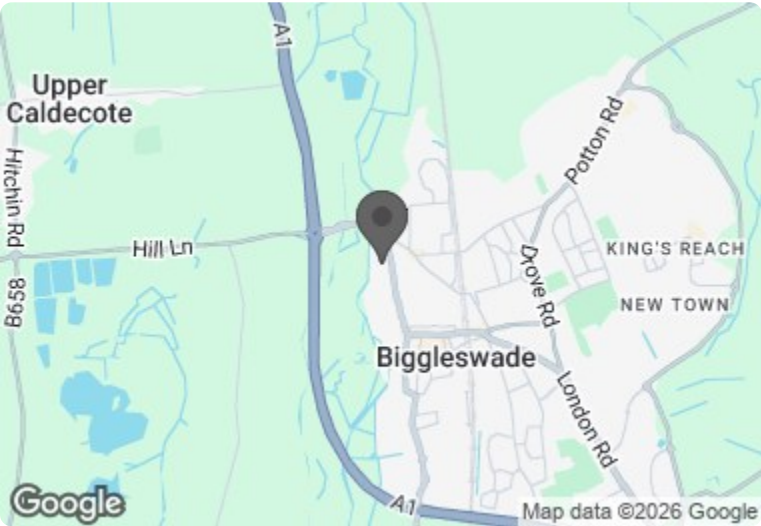
46 Parkland Place

Shortmead Street, Biggleswade, SG18 0AP



Total floor area 71.3 m² (768 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £275,000 Leasehold

Two bedroom, second floor retirement apartment for the over 60's. Spacious living room with a JULIET BALCONY, modern kitchen with BUILT IN APPLIANCES. Master bedroom with WALK-IN WARDROBE and TWO CONTEMPORARY shower rooms completes this lovely apartment.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ.
Registered in England and Wales No. 10716544



Parkland Place, Shortmead Street,

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



2 Bed | £275,000

- 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



PRICE
REDUCED