



**Kennedy
& Foster**

14 Parkland Place
Shortmead Street
SG18 0RE
£345,000

- PREVIOUS GROUND FLOOR SHOW APARTMENT
- TWO DOUBLE BEDROOMS
- EN SUITE AND WALK IN WARDROBE
- 23FT LOUNGE/DINER
- RETIREMENT PROPERTY
- RESIDENTS LOUNGE, READING ROOM AND GUEST SUITE
- COMMUNAL GARDENS WITH RIVER VIEWS
- PRIVATE PATIO



An attractive ground floor apartment, previously the show home, and offered for sale with it's own private patio. The property boasts two double bedrooms, en-suite and walk in wardrobe to the main bedroom. In addition there is a 23ft lounge/diner, shower room, utility cupboard, underfloor heating and fitted kitchen with integrated appliances. Parkland Place offers a communal lounge, reading room, guest suite and well tended gardens with river views, all within a short distance of the town centre with it's shops and amenities.

COMMUNAL SECURITY ENTRANCE INTO:

FRONT DOOR INTO:

ENTRANCE HALL

Wall mounted door entry system, emergency pull cord, built in cupboard with shelves, spotlights to ceiling; built in cupboard housing boiler (servicing the under floor heating), space for washing machine with work surface over, drying rail, tiled floor, glazed panelled door to lounge. Door to:

BEDROOM ONE

17' 1" x 9' 11" (5.21m x 3.02m) uPVC double glazed window to front aspect, fitted bedroom furniture to one wall, walk in wardrobe with light, shelves and hanging rail. Door to:

ENSUITE

Double width shower with seat and hand rail, vanity unit incorporating WC and wash hand basin, mirrored cupboard over with light. Tiled splash back, tiled floor, wall mounted heated towel rail.

BEDROOM TWO

15' 4" max x 9' 11" (4.67m x 3.02m) uPVC double glazed window to front aspect.

SHOWER ROOM

Walk in shower unit with hand rail, vanity unit incorporating WC and wash hand basin with display shelf over, wall mounted heated towel rail, wall mounted mirror with light, tiled splash back, tiled floor, spotlights to ceiling.

LOUNGE/DINER

23' 5" x 10' 11" - 6' 8" (7.14m x 3.33m) uPVC double glazed window to front aspect with doors opening on to patio, Victorian style coal effect electric fire, glazed door to kitchen.

KITCHEN

8' 0" x 7' 8" (2.44m x 2.34m) uPVC double glazed window to front aspect, range of fitted eye level and base units with work surface over and upstand, newly fitted integrated dishwasher, stainless steel sink and drainer unit, induction hob with extractor over. Built in oven and microwave, integrated fridge and freezer, tiled floor, spotlights to ceiling.

OUTSIDE

Private paved patio bordered by shrubs and plants. Extensive communal gardens with shared residents patio, river views.

AGENT NOTE

Lease details: 999 years from 2018

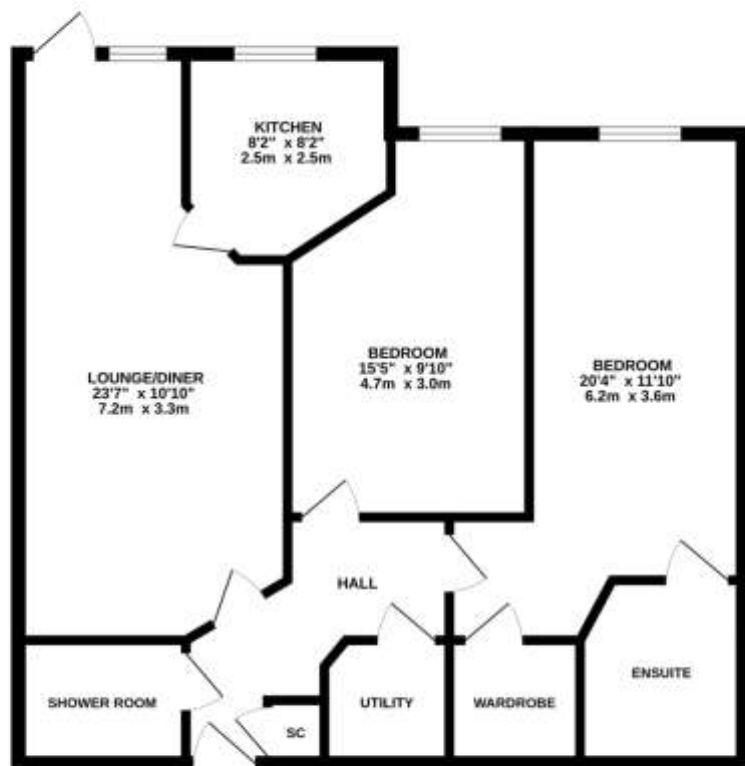
Ground rent currently: £495.00 Per Annum

Service charge currently: £4,299.90 Per Annum (For financial year ending 30th June 2025)

Please note residents have access to a communal lounge, reading room and a guest suite for friends and family (booked in advance for a small fee). McCarthy Stone home owners are able to book the guest suite at any of it's 545 developments.



GROUND FLOOR 786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor area measurements of rooms, external areas and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for all prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency and no guarantee is given.
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COUNCIL TAX BAND

Tax band C

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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