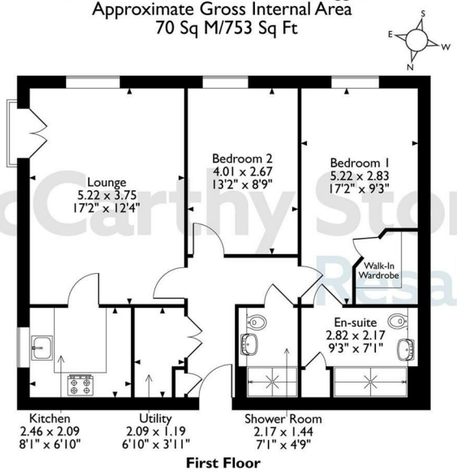
Excellent

Trustpilot

McCarthy & Stone
Resales.

19 Parkland Place, Shortmead Street, Biggleswade
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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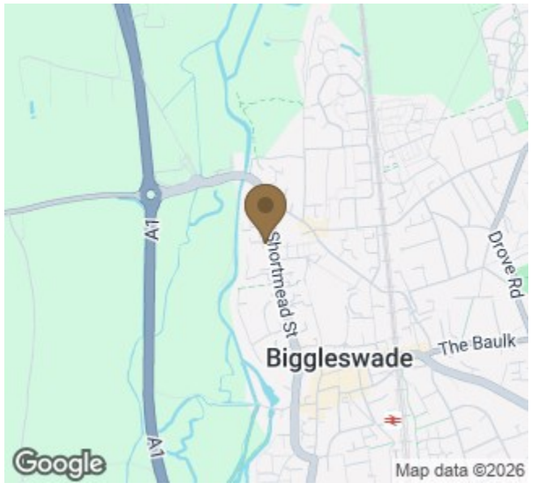

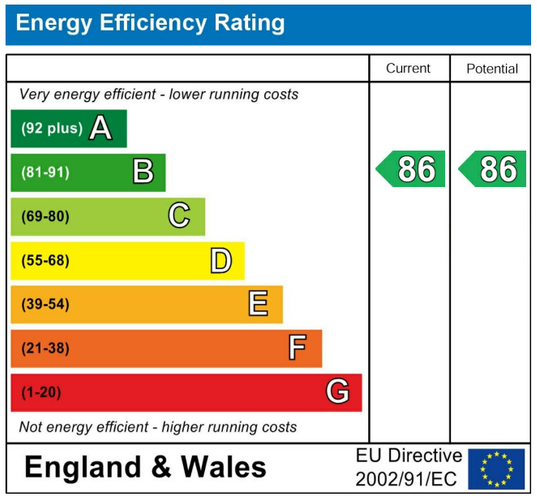

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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. 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, wasted time or travel expenses. The details contained within this brochure 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

19 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 19 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:

- Beautifully presented first floor apartment
- Spacious lounge with a Juliet balcony
- Master bedroom with walk-in wardrobe
- Modern kitchen with built in appliances
- Contemporary shower room
- Includes a car parking space
- Communal lounge and gardens
- House Manager
- Guest Suite
- 24-hour emergency contact

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

19 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.

Apartment Overview

The apartment further benefits form NHBC guarantee/warranty from 29 March 2018 to 28 march 2028

The Ventilation System - A mechanical ventilation and heat recovery (MVHR) system has been provided. The system constantly brings filtered fresh air into the apartment and removes stale air. It also retains heat and recirculates it in the apartment.

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 dual-aspect living room featuring French doors opening onto a Juliet balcony with views over the car park, complemented by an additional side window allowing for plenty of natural light. There is ample space for a dining table. The room benefits from Sky TV connectivity, BT points, and conveniently positioned raised sockets. A part-glazed door leads through 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 the window. Ceiling downlights, under pelmet lighting, ceramic floor tiles.

Master Bedroom

A generously sized double bedroom with a sunny south facing aspect. Walk in wardrobe providing hanging rails and shelving. TV & telephone points and raised height power sockets.

Ensuite

A fully fitted suite with a walk in entry double shower with glass screen with both an adjustable handset shower head and 'rain water' shower head and support rail. 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 second bedroom which could also be used for dining or hobby room. TV point and raised height power sockets.

Shower Room

A fully fitted suite with double shower with glass siding door also with both an adjustable handset shower head and 'rain water' shower head and support rail. 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.

Car Parking

The apartment comes complete with an allocated car parking space in the private car park.

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, to find out more about the service charges please contact your Property Consultant or House Manager.

The Service charge is £4,742.99 for financial year ending 30/06/2027.

Lease Information

Lease: 999 years from 1st June 2017
Ground rent: £495 per annum
Ground rent review: 1st June 2032

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

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage