



North Gate Court Shortmead Street, Biggleswade - SG18 0FE

Offers Over £155,000



HARVEY
ROBINSON

- NO ONWARD CHAIN
- OVER 60'S
- GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT
- SPACIOUS LOUNGE / DINING ROOM
- KITCHEN WITH BUILT-IN APPLIANCES
- GENEROUSLY SIZED DOUBLE BEDROOM WITH FITTED WARDROBES
- WALK-IN SHOWER
- COMMUNAL LOUNGE, LAUNDRY ROOM + 24-HOUR EMERGENCY CALL SYSTEM
- SOUTH-FACING PATIO AREA WITH ACCESS TO LANDSCAPED COMMUNAL GARDEN
- CLOSE TO SUPERMARKET AND TOWN CENTRE





Offered for sale, with no onward chain, this well-presented one-bedroom retirement apartment is situated within the popular North Gate Court development in Biggleswade, exclusively for residents aged 60 and over. The property offers comfortable, low-maintenance living, complemented by a welcoming community and a range of communal facilities.

The apartment features a spacious lounge/dining room, complete with an electric fireplace, creating a warm and inviting space to relax or entertain. The separate kitchen is fitted with built-in appliances, while the generously sized double bedroom benefits from fitted wardrobes, providing excellent storage. Further accommodation includes a shower room and a large storage cupboard.

To the rear of the property, residents can enjoy a sunny, south-facing patio area, overlooking the beautifully maintained communal gardens. The development also benefits from a sunny communal terrace with attractive views across the River Ivel, providing a lovely setting to enjoy the outdoors.

North Gate Court offers a friendly and sociable environment, with regular activities including coffee mornings, afternoon tea and games afternoons. Communal facilities include a residents' lounge and laundry room, providing additional convenience and opportunities to socialise with fellow residents and for your peace of mind, 24-Hour emergency call systems.

New residents are accepted from the age of 60, and both cats and dogs are generally permitted, subject to the terms of the lease and the landlord's written permission.





FAQ'S

Property Tenure: Leasehold
Property Constructed: TBC
Council Tax Band: B
Lease Length: 82 years remaining
Service Charge: £3,740.52
Ground Rent: £730.90
Boiler Installed: TBC
Boiler last Serviced: TBC
Postcode for SatNav: SG18 0FE
What3Words Location:

SERVICES

Heating: Electric Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: TBC

TRAVEL

Distance to A1: 0.2 miles
Biggleswade Railway Station: 0.8 miles walking distance
Cambridge: 22.5 miles
Bedford: 11.8 miles
Milton Keynes: 27.8 miles
London: 46.8 miles

