

Chamomile Gardens Cardamom Street, Biggleswade - SG18 8YZ

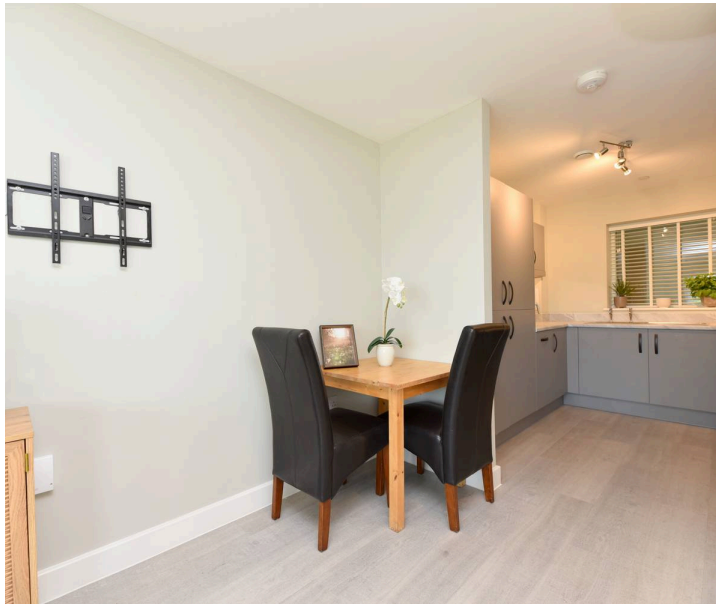
Guide Price £130,000

HARVEY ROBINSON

- 50% SHARED OWNERSHIP
- GROUND FLOOR RETIREMENT APARTMENT
- OVER 55'S DEVELOPMENT
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- BRIGHT AND AIRY LOUNGE/DINING ROOM
- PRIVATE SUN TERRACE
- SHOWER ROOM
- NO ONWARD CHAIN
- COMMUNAL LOUNGE, CINEMA ROOM, CRAFT ROOM + LAUNDRY ROOM



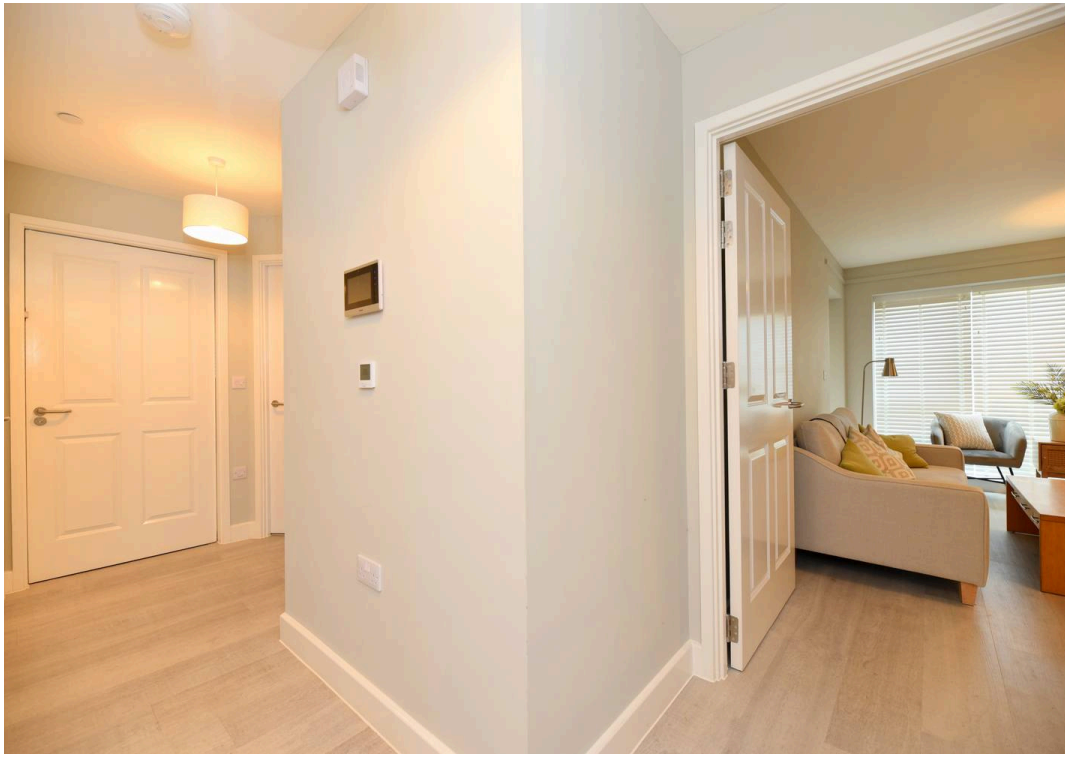












Offered for sale with no onward chain, this beautifully presented ground floor retirement apartment provides an excellent opportunity for those aged 55 and over seeking modern, low-maintenance living in a welcoming community with outstanding on-site facilities.
The apartment features two generously proportioned bedrooms, with the principal bedroom benefiting from direct access to the contemporary shower room, which is fitted with quality fixtures and finished in a stylish, neutral décor.

At the heart of the home is a spacious open-plan living area, seamlessly combining the lounge, dining, and kitchen spaces to create a bright and versatile environment, perfect for both relaxing and entertaining. French doors open directly onto a private terrace, providing an ideal spot to enjoy the outdoors.

Chamomile Gardens is a thoughtfully designed retirement development offering an exceptional range of communal facilities, including a residents' lounge, cinema room, craft room, and laundry room. Beautifully landscaped communal gardens provide attractive outdoor spaces to enjoy, while the extensive on-site amenities include a convenience store, bistro, hairdresser, barber, and osteopath, ensuring everyday needs are catered for within the development.

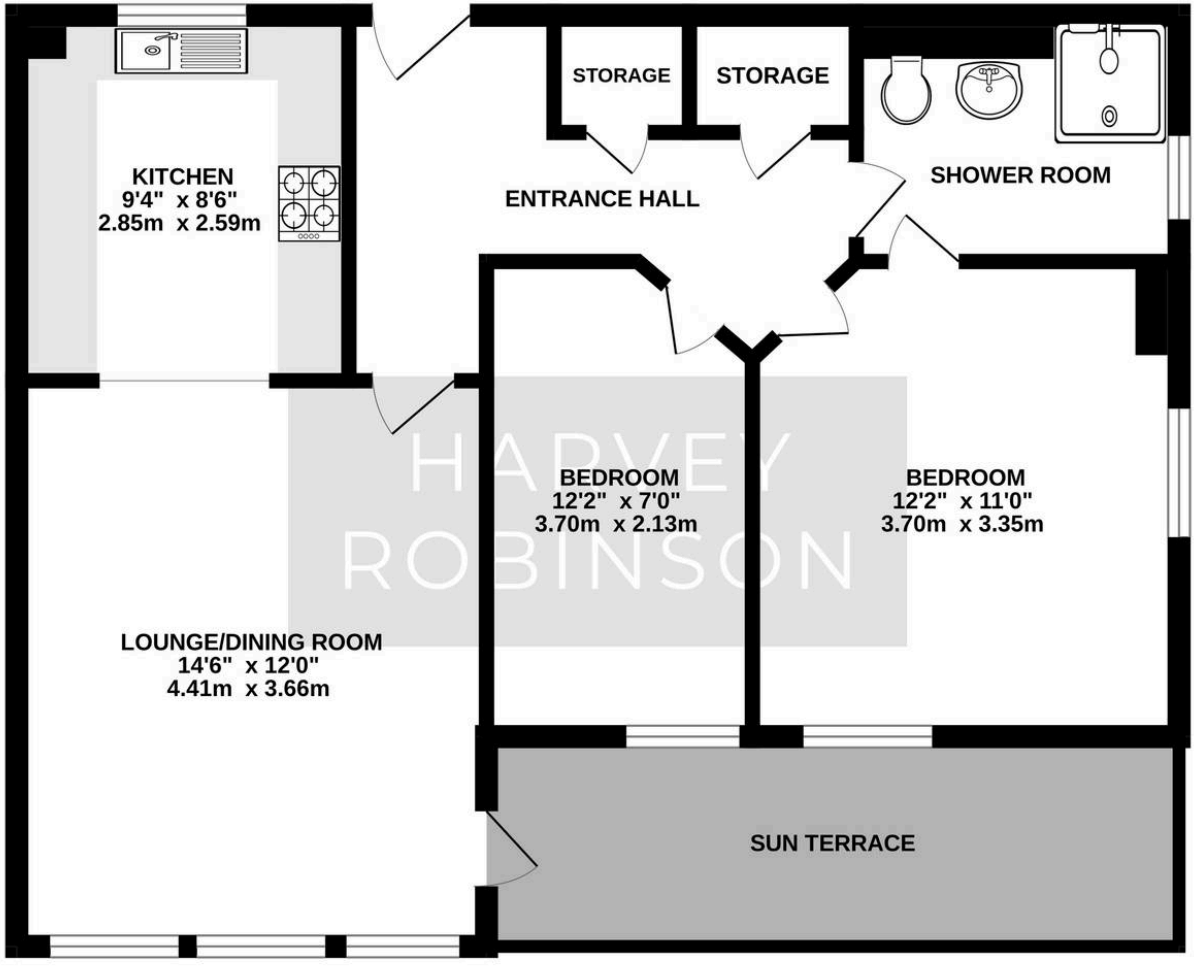
The development also benefits from a spacious shared car park with ample parking for both residents and visitors, complemented by electric vehicle charging points for added convenience.







GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.

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FAQ'S

Property Tenure: Leasehold
Property Constructed: 2023
Council Tax Band: B
Lease Length: 999 years from new
Service Charge & Ground Rent: £4995.92
Boiler Installed: 2023
Boiler last Serviced: TBC
Postcode for SatNav: SG18 8YZ
What3Words Location: ///luggage.rant.making

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.1 miles
Biggleswade Railway Station: 0.8 miles walking distance
Cambridge: 20.1 miles
Bedford: 14.9 miles
Milton Keynes: 30.5 miles
London: 45.2 miles