



**Kennedy
& Foster**

18 Parkland Place
Biggleswade
SG18 0RE

Guide Price £300,000 - £310,000

- OVER 60'S
- FIRST FLOOR TWO BEDROOM APARTMENT
- CHAIN FREE
- BEAUTIFUL PARKLANDS PLACE DEVELOPMENT
- FITTED WARDROBES TO BEDROOMS
- JULIET BALCONY IN LOUNGE
- FITTED KITCHEN
- SHOWER ROOM



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Situated in the development of 'Parklands Place', this beautiful 2 double bedroom apartment for the over 60's is positioned on the first floor. The property has many benefits to include, an allocated parking space, underfloor heating, one of the bedrooms with a walk in wardrobe, the other bedroom with fitted furniture, shower room, lounge with Juliet balcony and dual aspect windows, fitted kitchen and presented in very good order. The property is being offered CHAIN FREE by Kennedy & Foster, the Sole Agents and is worthy of a viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Cupboard housing meter and consumer unit and light, double doors to walk in cupboard with light, tiled flooring, space for washing machine, vent Axia unit. Intercom system. Wood doors to:

LOUNGE

14' 08" x 11' 01" plus 7' 07" (4.47m x 3.38m) uPVC double glazed balcony and dual aspect uPVC double glazed windows. Door to:

KITCHEN

6' 11" x 6' 0" (2.11m x 1.83m) Wall, base and drawer units with work surface over, under cupboard lighting. Built in fridge/freezer and dishwasher, oven and microwave, electric hob and extractor hood over, tiled floor, uPVC double glazed window, single drainer sink unit with mixer tap.

BEDROOM

16' 07" x 9' 04" (5.05m x 2.84m) Fitted unit with bedroom furniture to include shelving storage and wardrobes, uPVC double glazed window.

BEDROOM

14' 11" x 13' 04" (4.55m x 4.06m) uPVC double glazed Juliet balcony and uPVC double glazed window. Door to:

WALKING DRESSING ROOM

Hanging rail, drawers and storage space.

SHOWER ROOM

Walk in double shower unit with grab rail, rainwater shower and hand shower attachment, vanity basin with cupboard under, low level WC, heated towel rail, tiled floor.

OUTSIDE

COMMUNAL GARDENS

ALLOCATED PARKING SPACE (V)

AGENT NOTES

There is a communal lounge and kitchen on the ground floor over looking the River Ivel. There is also a guest room (for a nominal charge) for visitors, you can get details from the house manager.

LEASE AND CHARGES NOTES

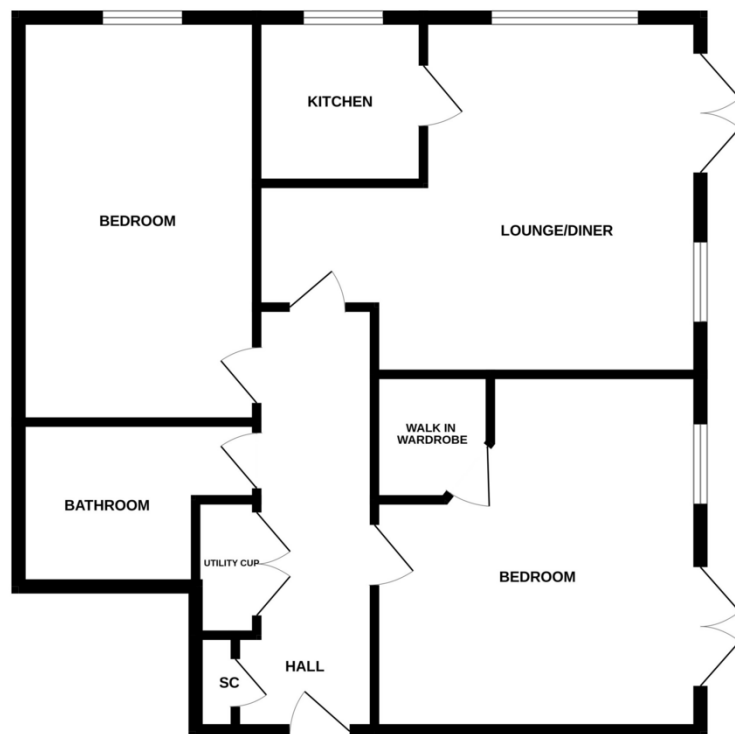
Lease Details - 999 years from June 2017

Service Charge - £4,743 per Annum

Ground Rent - £495 Per Annum



FIRST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be 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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.