



46 Parkland Place, Shortmead Street,
Biggleswade, SG18 0RE



Asking Price: £325,000

Leasehold

Shortmead Street, Biggleswade, SG18 0RE

- Retirement Apartment
- Top Floor
- Fully serviced lifts
- Juliet Balcony
- Two Double Bedrooms
- En-suite & Walk In wardrobe
- Communal Lounge
- Stunning Communal Gardens And River Frontage
- Leasehold
- No onward Chain
- Energy Rating 85/B

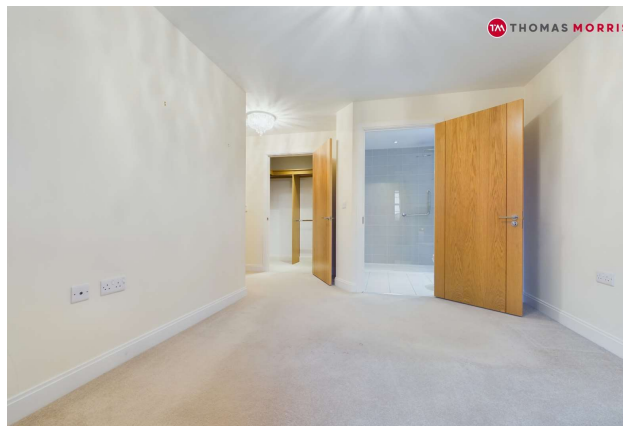
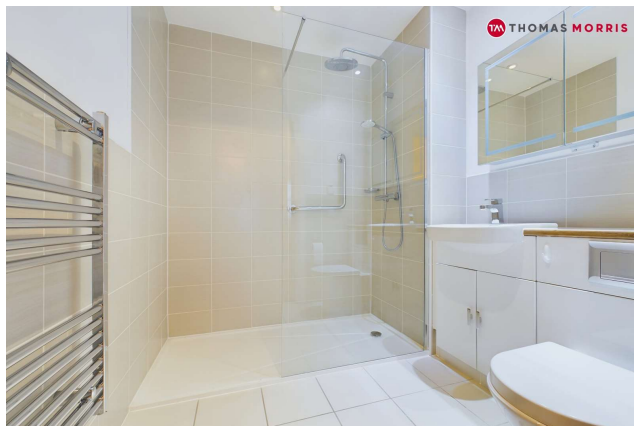
Situated within the esteemed McCarthy & Stone retirement development, this expansive apartment resides on the second floor, boasting two spacious double bedrooms and two meticulously designed bathrooms tailored for convenience. The living and dining area offers ample space, complemented by a Juliet balcony that adds a touch of charm.

Completed in 2018, this sought-after development maintains its allure, with this particular property maintaining excellent condition throughout. The layout is designed for ease of access, with most rooms branching off from the welcoming entrance hall. Both double bedrooms feature walk-in wardrobes and generous en-suites, with the main bedroom boasting a luxurious walk-in double shower. An additional shower room, equipped with the same deluxe fittings, is conveniently located off the hallway.

The expansive 23 ft living and dining room accommodates both lounging and dining setups, with direct access to the balcony and a well-appointed luxury kitchen. Enjoying views of the meticulously landscaped gardens and the picturesque river level, the rear-facing rooms offer a serene ambiance.

Outside, the communal gardens envelop the development on three sides, offering a blend of manicured lawns, paved areas, and flourishing flower beds. Take in the tranquil scenery while seated at the rear of the development, overlooking the river and surrounding fields.

Conveniently positioned within close proximity to major supermarkets, transportation hubs, the town center, medical facilities, and the mainline train station, residents enjoy easy access to essential amenities. The development further enriches the living experience with a bustling residents lounge, a formal reading room, and optional storage facilities available for hire from McCarthy & Stone. Additionally, guests can be accommodated in the pre-bookable guest suite, enhancing the experience for both residents and visitors alike.



Accommodation

Hallway

Living Room 10'8" x 20'8" (3.25m x 6.3m).

Kitchen 6'10" x 7'11" (2.08m x 2.41m).

Shower Room

Utility Room

Bedroom One 10' x 13'1" (3.05m x 4m).

En-suite

Walk In Wardrobe

Bedroom Two 9'1" x 11'3" (2.77m x 3.43m).

Local Authority - Central Bedfordshire Council

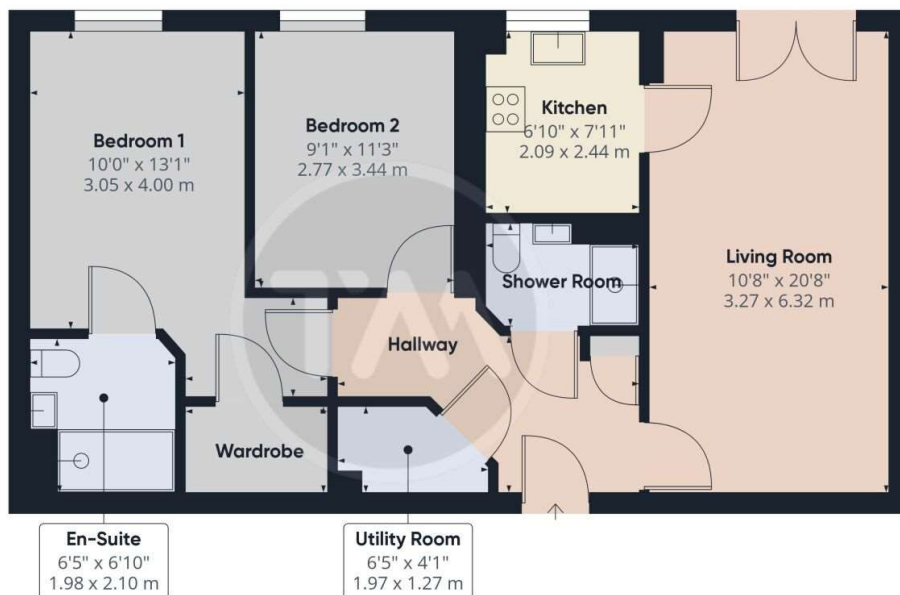
Property Type - Leasehold

Council Tax Band - B

Energy Rating - 85/B



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



Approximate total area⁽¹⁾
753.04 ft²
69.96 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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Leasehold Information

Lease Length: 999 years from 1st June 2017.

Ground rent: £495 Per Annum

Service charge: £3,860 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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