



McCarthy & Stone

RESALES



15 North Gate Court, Shortmead Street, Biggleswade, SG18 0FE  
Asking price £170,000 Leasehold

For further details  
please call 0345 556 4104



# 15 North Gate Court, Shortmead Street, Biggleswade, SG18 0FE

A well presented one bedroom retirement apartment. Benefitting from a WALK OUT BALCONY with VIEWS OVER THE RIVER AND COUNTRYSIDE. An array of amenities near by including a newly renovated retail park, various public houses, restaurants, local shops and supermarkets.

## North Gate Court

North Gate Court is situated in the popular town of Biggleswade in Bedfordshire and offers an array of amenities including a newly renovated retail park, various public houses, restaurants, local shops and supermarkets. Kings Cross station can be reached in 29 minutes via the fast train and the capital can also be reached by road via the A1 making Biggleswade a fantastic base for the commuter. The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems. There are communal areas such as the homeowners' lounge, which is a great space for social events or enjoy the views over the river and surrounding fields from the communal gardens and patio. For added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The dedicated House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs of the laundry room. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## Entrance Hall

Front door with spy hole and letter box. Door to a storage/airing cupboard. Emergency intercom. Doors leading to bathroom, living room and bedroom

## Living Room

Spacious living room with french doors which open out onto a private balcony that overlooks the gardens. Wall mounted electric heater. TV and telephone points. Power points.

## Kitchen

Double glazed window. Fitted kitchen comprising of wall and base mounted units with work surfaces over. Single bowl stainless sink with drainer. Integrated electric oven, electric hob with cooker hood and fridge/freezer.

## Bedroom

A spacious double bedroom with a built-in mirror wardrobe. Central ceiling light, TV and phone point, raised power sockets and a wall mounted electric heater.

## Bathroom

Comprising of a bath with shower fitting and screen. WC. Wash hand basin with mirror over. Heated towel rail and electric heater.

## 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 or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease information

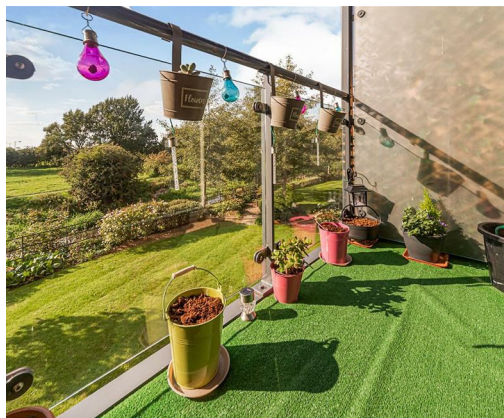
125 years from 1st June 2008

## Ground Rent

Annual fee - £425

## Car Park

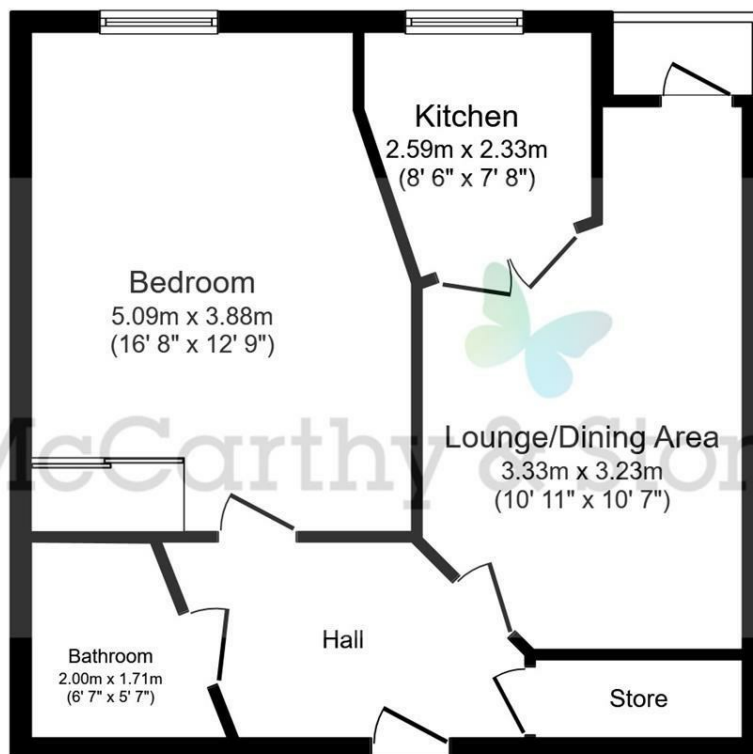
Residents have parking available in the private car park. Visitors can use the public car park situated opposite North Gate Court.











**Floor Plan**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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