PRICE REDUCTION

McCarthy & Stone
RESALES

26 Parkland Place Shortmead Street, Biggleswade, SG18 0AP
Offers in the region of £185,000 LEASEHOLD

For further details
please call 0345 556 4104

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A BEAUTIFULLY PRESENTED ONE BEDROOM RETIREMENT APARTMENT BENEFITING FROM A WALK-OUT BALCONY WITH STUNNING VIEWS OVER THE RIVER AND COUNTRYSIDE BEYOND.

Parkland Place

Parkland Place features the latest in stylish designs for modern living and has been created to a high specification. Parkland Place is situated in the historic market town of Biggleswade. Close to both town and country, it has excellent travel links. Biggleswade has a bustling High Street, regular markets, and a superb choice of supermarkets just a short trip from Parkland Place. The development is situated near to a range of picturesque woodland walks, a recreation ground where you can enjoy a game of bowls, and a leisure centre offering exercise classes and activities for all ages.

Retirement Living

Retirement Living is the perfect blend for many buyers. You will have your own beautiful and spacious apartment, situated close to local amenities and transport links, with a roomy on-site social lounge if you feel like spending time with your neighbours. Best of all, the gardening and maintenance to the outside of your property is covered within the service charge – meaning you can devote more of your time to doing the things you most enjoy.

Entrance Hall

Entrance hall A range of power sockets. Smoke detector. Doors leading to Living Room, Bedroom, Shower Room, and utility/airing airing cupboard.

Living Room

A bright and spacious living room benefitting from a double glazed door leading to a walk-out balcony with stunning views across the river and countryside beyond. A range of TV, telephone and power sockets. Two ceiling lights, fitted carpets. Part glazed door leading to a separate kitchen.

Kitchen

There are a range of modern high gloss kitchen units, drawers, and integrated appliances comprising; Dishwasher and Fridge freezer. Built in electric oven and microwave. |Four ringed ceramic hob with extractor hood. Stainless steel sink with mixer tap sits beneath a double glazed windon with views over the river and countryside. Tiled splash back and power sockets. Celing spotlights, ceramic floor tiling.

Bedroom

A generously sized double bedroom with a double glazed windoiw. Ceiling light. Built in wardrobe providing ample hanging rails and storage. Power sockets. TV point.

Shower Room

A modern shower room comprising of a large, walk-in shower with support rail and screen. Vanity unit with wash basin. Low level WC. Illuminated, miror fronted bathroom cabinet. Slip resistant flooring, ceiling spotlights.

Lease Length

1st June 2017 - 999 years

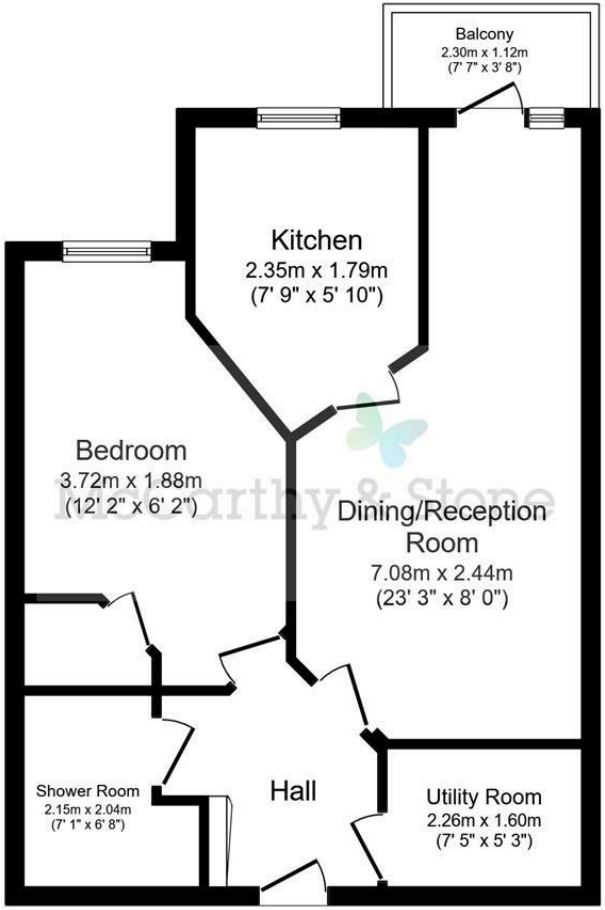
Ground Rent

Annual fee - £425

Service Charge

- Cleaning of communal windows
- Water rates for communal areas
- 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

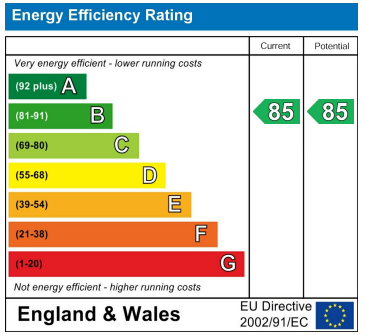
The Service charge does not cover external costs such as your Council Tax, electricity, water rates or TV, but does include the cost of your House Manager, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.



Floor Plan

Total floor area 54.0 sq. m. (581 sq. ft.) approx

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



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