

# McCARTHY STONE RESALES

## 27 PARKLAND PLACE SHORTMEAD STREET, BIGGLESWADE, SG18 0AP



Total floor area 55.1 sq.m. (593 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</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			



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SUPERBLY PRESENTED ground floor retirement apartment with a spacious living room with access to a PATIO enjoying STUNNING VIEWS across the river and countryside beyond. The modern kitchen with BUILT IN ALLIANCES, double bedroom with a WALK-IN WARDROBE, CONTEMPORARY shower room and AN ALLOCATED CAR PARKING SPACE completes this lovely apartment.  
The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and a communal lounge where SOCIAL ACTIVITIES take place.

**PRICE REDUCTION**

**ASKING PRICE £249,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# PARKLAND PLACE, SHORTMEAD STREET,

# 1 BEDROOMS £249,950

## 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. The roomy on-site social lounge if you feel like spending time with your neighbours or joining in the social events or enjoy the communal courtyard area with stunning river side views. 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.

For peace of mind there is a 24-hour emergency call system and secure door entry system. The dedicated House Manager is there to take care of the running of the development and be on hand to offer help and advice if required.

If your friends or family come from afar, they can book the fabulous guest suite (subject to availability))

## ENTRANCE HALL

Front door with spy hole leads to the large entrance hall from where the 24-hour Tunstall emergency response and remote door entry system is accessible. A range of

power sockets. Smoke detector. Under floor heating runs throughout the apartment. Doors leading to Living Room, Bedroom, Shower Room, and airing cupboard.

## APARTMENT OVERVIEW

Beautifully presented first floor apartment benefitting from a spacious living room leading out to a balcony with stunning riverside views. The modern kitchen has built in appliances, whilst the bedroom has a walk-in wardrobe providing ample storage. The purpose built, stylish shower room and there's a generous sized store cupboard leading from the hall. Under floor heating runs throughout the apartment.

## LIVING ROOM

Bright and spacious living room with double glazed door leading to a walk out balcony with stunning views over the river and countryside beyond. Electric fire with feature surround provides a great focal point. Fitted carpets and curtains, two ceiling lights, raised height sockets. Wall mounted thermostat control for under floor heating.

## KITCHEN

Fitted with a range of modern high gloss kitchen units, drawers, with roll top work surface and upstand over. Integrated fridge freezer and dishwasher. Built in electric oven and microwave. Four ringed ceramic hob with extractor hood. Stainless steel sink with mixer taps sits beneath an auto opening, double glazed window and enjoying lovely views across the river and countryside beyond. Range of power sockets, ceiling and under pelmet lighting, floor tiling.

## BEDROOM

A generously sized bedroom with a double glazed window. Walk-in wardrobe providing hanging rails and shelving. Fitted carpets and curtains, ceiling light. Raised power sockets, TV and telephone points. Wall mounted thermostat control for under floor heating.

## SHOWER ROOM

Partially tiled shower room is spotless and like new. Comprising; large level entry shower with support rails and screen. Wash hand basin; vanity unit with storage cupboard. Illuminated mirror, shaver point, heated towel rail. Ceiling spotlights, floor tiling.

## ALLOCATED CAR PARKING SPACE

The apartment comes complete with an allocated parking space in the private car park.

## LEASE LENGTH

999 years from 1st June 2017

## GROUND RENT

Ground rent: £495 per annum

Ground rent review: 1st June 2032

## 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 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.

Service charge: £2,071.36 per annum (for financial year end 30/06/2023).

