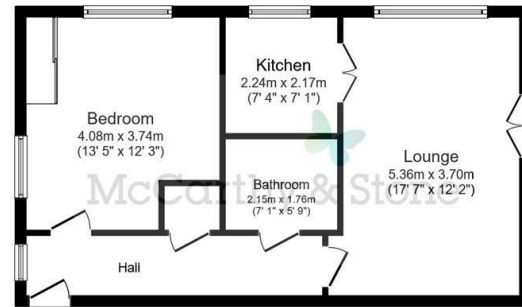


# McCARTHY STONE RESALES

## 20 NORTH GATE COURT, SHORTMEAD STREET, BIGGLESWADE, SG18 0FE



Floor Plan

Total floor area 51.0 sq. m. (549 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

**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>		
(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			



SUPERBLY PRESENTED one bedroom apartment benefitting from a DUAL ASPECT LIVING ROOM allowing the NATURAL LIGHT to flood in.

# McCARTHY STONE RESALES

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**PRICE REDUCTION**

**ASKING PRICE £150,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# NORTH GATE COURT, SHORTMEAD

## NORTH GATE COURT

Biggleswade in Bedfordshire 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. North Gate Court's communal areas have been recently redecorated throughout. 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. 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 leading to a spacious hall. Two large walk-in storage/airing cupboards. Emergency intercom. Doors leading to bathroom, living room and bedroom.

## LIVING ROOM

A bright and airy living room with Juliette balcony. Feature fireplace with electric fire. Wall mounted electric heater. TV and telephone points. A range of power points. Glazed double doors opening to kitchen.

## KITCHEN

Fitted kitchen with a range of wall and base units. Roll edge work surfaces. Single bowl stainless sink with drainer. Built in electric oven and microwave. Ceramic hob with cooker hood above. Integrated fridge/freezer. Double glazed window. Ceiling light, vinyl flooring.

## 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.

## SHOWER ROOM

Comprising; Shower cubicle; WC; Vanity unit wash hand basin with mirror over. Heated towel rail, medicine cabinet. Full height wall tiling, slip-resistant vinyl flooring.

## SERVICE CHARGE (BREAKDOWN)

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

# 1 BEDROOMS £150,000

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.

## PARKING

Residents only on-site car park. For visitors - there is a Council owned car park opposite the Development which is FREE parking.

## LEASE LENGTH

125 years from 1st June 2008

## GROUND RENT

Annual fee - £425

