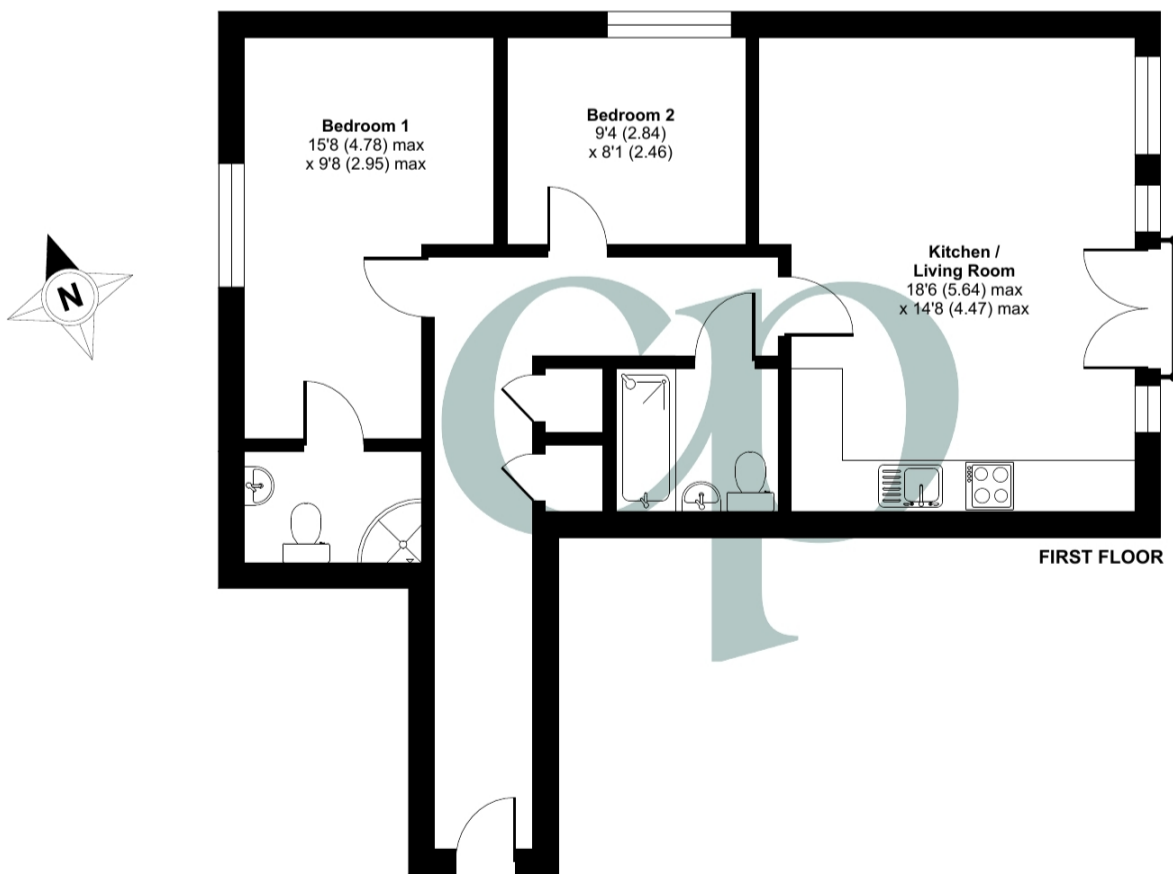




Approximate Area = 699 sq ft / 65 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 76 | 78 |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1205372

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

A CHAIN FREE well presented 2 bedroom first floor apartment offering an open plan living space with secure under croft parking. Located within a short walking distance of Shefford High Street amenities including a variety of shops, pubs and restaurants.

- Chain free
- Ideal 1st time buy or investment purchase
- Secure under ground parking space for 1 car
- Open plan living / dining room with Juliet Balcony
- Short drive to Arlesey station for direct rail links into London
- High ceilings

GROUND FLOOR

Communal Entrance

Stairs rising to first floor. Security entrance phone

First Floor

Entrance Hall

Two storage cupboards. Loft hatch. Radiator.

Kitchen

Juliet Balcony. Fitted with a range of eye and base level units with complementary work surface and tiled splashbacks. Built-in oven with 4 ring gas hob stainless steel splashback and extractor. Integrated fridge freezer. Integrated washer/dryer. Open plan to:

Living Room/Diner

18' 6" x 14' 8" (5.64m x 4.47m)
Double glazed window to rear aspect. Carpet. Two radiators.

Bedroom 1

15' 8" x 9' 8" (4.78m x 2.95m)
Double glazed window to front aspect. Radiator. Door leading to:

En-suite

3 piece suite comprising: walk-in shower, pedestal wash hand basin, wc. Shaver point. Radiator. Extractor.

Bedroom 2

9' 4" x 8' 1" (2.84m x 2.46m)
Double glazed window to side aspect. Radiator.

Bathroom

3 piece suite comprising panel enclosed bath with shower over. Pedestal wash hand basin, wc. Radiator. Extractor. Shaver point.

OUTSIDE

Under Ground Parking

One allocated secure parking space.

AGENT NOTE

We understand this is a leasehold property with a 125 year lease commencing from September 2008.

Service Charge approximately:
£151.00 per month
Ground Rent approximately:
£150.00 per annum

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

