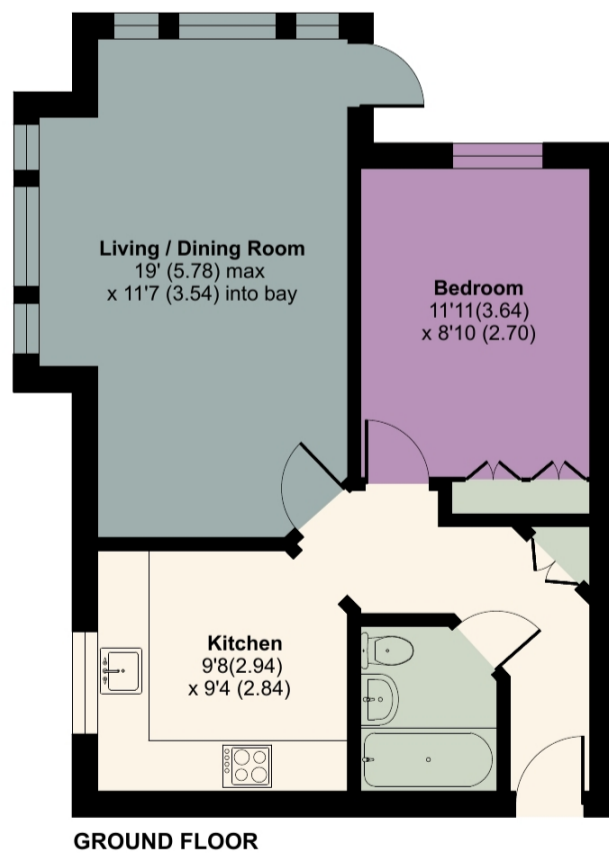




Approximate Area = 528 sq ft / 49 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Country Properties. REF: 1436293



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

country properties

This well-presented one-bedroom ground floor apartment is ideally located close to local amenities. The property benefits from allocated off-road parking to the rear and features a charming courtyard garden, accessible from the living room.

- \*\* No upward chain \*\*
- Security entry phone system
- Recently re-decorated throughout
- Master bedroom with built in wardrobes
- Well presented throughout - just move in!
- Ideal first time buy, downgrade or investment with approx. rental income of £1,000 pcm

#### Communal Entrance

Communal Entrance with intercom system. Double cupboard with security intercom system phone. Wood effect flooring. Doors into all rooms

#### Lounge/Diner

19' 0" x 11' 7" (5.79m x 3.53m)  
Double glazed windows to front & side. Wood effect flooring. Radiator. Door onto Courtyard garden.

#### Kitchen

9' 8" x 9' 4" (2.95m x 2.84m) A range of wall & base units with roll edge worksurfaces over. Tiled splashbacks. Inset stainless steel one and a half bowl sink & drainer unit with swan neck mixer tap over. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Built in electric oven & gas hob with stainless steel extractor hood over. Wall mounted gas boiler. Extractor fan. Ceramic tiled flooring. Radiator. Double glazed window to side.

#### Bedroom

11' 11" x 8' 10" (3.63m x 2.69m)  
Double glazed window to front. Wood effect flooring. Radiator. Built in wardrobes.



#### Bathroom

Suite comprising panel enclosed bath with main shower over, pedestal wash hand basin, low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator. Extractor fan.

#### Outside

##### Courtyard Garden

Paved patio area.

##### Parking

Allocated parking space

##### Agents Note

The vendor informs us there is a service charge of approx £650 per annum.

The lease has 106 yrs remaining.

\* We would advise any buyer to clarify this with their solicitor prior to exchange of contracts \*

PRELIMINARY DETAILS, NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

