



# 1, River View

Shefford,  
Bedfordshire, SG17 5FL  
£180,000

country  
properties



A well presented 2 bedroom ground floor apartment with en-suite to main bedroom and secure under croft parking is located within walking distance of High Street amenities with a variety shops, pubs and restaurants.

- Open plan living/dining room with Juliet balcony
- Main bedroom with en-suite shower room
- Secure under croft parking for 1 car
- Close to countryside walks
- Ideal first time buy or investment purchase with potential rental income of £1,150 pcm
- Short drive to Arlesey station with direct link to London & Gatwick airport

## GROUND FLOOR

Communal Entrance

Security entrance phone. Door into:

Entrance Hall

Video security entrance phone. Radiator. Storage cupboard with shelving. Doors into all rooms.

### Living/Dining Room

17' 3" (max) x 13' 8" (max) (5.26m x 4.17m) Overall Measurement. Double glazed french doors with sidelights opening to Juliet balcony. Two radiators. Opening to:

### Kitchen Area

A range of wall and base units with complementary worksurfaces with tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven with gas hob and stainless steel splashback and extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler.



### Bedroom 1

13' 1" x 10' 0" (3.99m x 3.05m)

Double glazed window to front.  
Radiator.

### En-Suite Shower Room

Suite comprising shower cubicle,  
low level wc and pedestal  
mounted wash hand basin.  
Partially tiled walls. Radiator.  
Extractor.

### Bedroom 2

12' 8" (max) x 11' 10" (max) (3.86m  
x 3.61m) Double glazed window  
to front. Radiator.

### Bathroom

Suite comprising panel enclosed  
bath with mains shower over,  
pedestal mounted wash hand  
basin and low level wc. Shaver  
point. Extractor fan. Obscure  
double glazed window to front.

### OUTSIDE

#### Parking

Allocated parking space (97) in  
undercroft parking area  
accessed via secure remote  
control roller door.

#### AGENT NOTE;

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

Service Charge: £180.00 per  
month

Ground Rent: £300.00 per  
annum

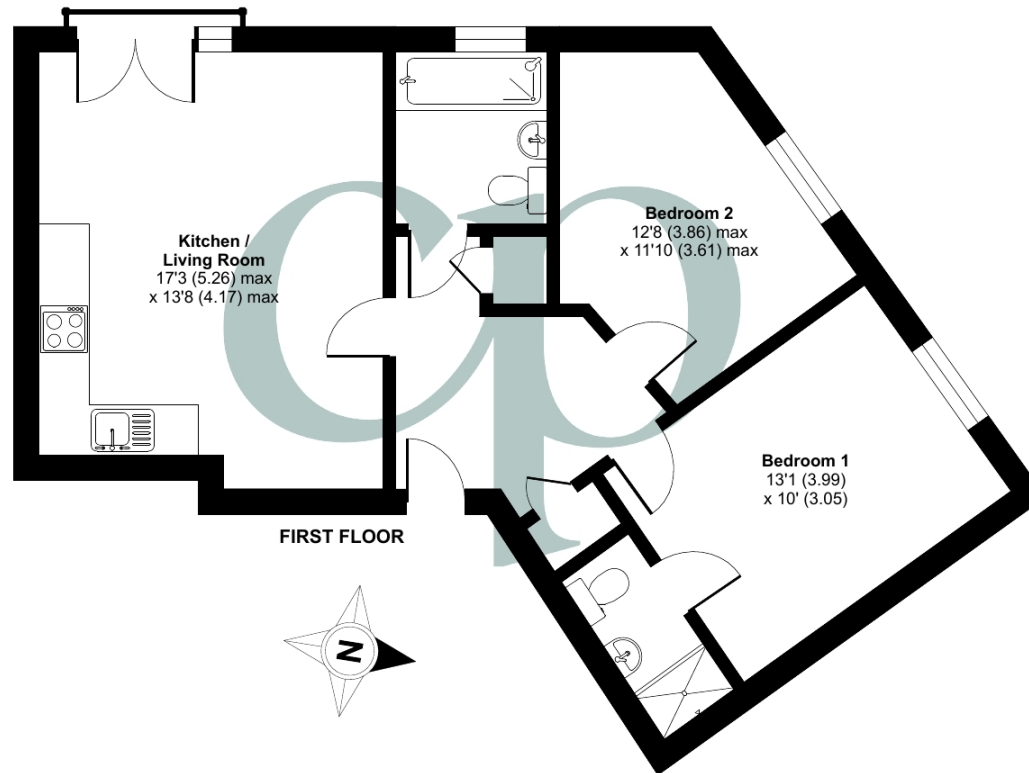
We advise any buyer to confirm  
this information with their legal  
representative prior to exchange  
of contracts.

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



Approximate Area = 651 sq ft / 60.5 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	80 80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1160235

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 valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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