



19, River View

Shefford,
Bedfordshire, SG17 5FL

Offers in Excess of: £185,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 2 bedroom 1st floor apartment is an ideal first time buy and boasts well presented spacious rooms and secure under-croft parking.

- Ideal first time buy or investment purchase
- Redecorated throughout
- Open plan kitchen/dining/living room with doors opening to Juliet balcony
- Master bedroom with en-suite shower room
- Secure underground parking for one car
- Communal gardens with cycle store
- Excellent commuter links into London via Arlesey mainline station

GROUND FLOOR

Communal Entrance

Security entrance phone. Stairs rising to the first floor apartment. Reception door into:

FIRST FLOOR

Entrance Hall

Security entrance system. Two storage cupboards. Radiator. Doors into all rooms.

Kitchen/Living/Dining Room

18' 5" (max) x 13' 3" (max) (5.61m x 4.04m)
Overall Measurement.

Living/Dining Area: Radiator. Double glazed French doors with sidelight opening to Juliet balcony plus further double glazed window to front. Opening to:

Kitchen Area: A range of base and wall mounted units with rolled edge worksurfaces and mosaic tiled splashbacks. Stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Fitted electric oven. Inset gas hob with stainless steel splashback and extractor hood over. Space for fridge/freezer. Wall mounted gas boiler. Radiator. Wood effect flooring.

Bedroom 1

13' 3" (max) x 11' 2" (max) (4.04m x 3.40m)
Double glazed window to rear. Radiator.
Door into:



En-Suite Shower Room

Suite comprising low level flush wc, pedestal mounted wash hand basin and shower cubicle. Tiled splashbacks. Radiator. Obscure double glazed window to side.

Bedroom 2

13' 3" (max) x 7' 0" (max) (4.04m x 2.13m)
Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and pedestal mounted wash hand basin. Shaver point. Radiator. Obscure double glazed window to side.

OUTSIDE

Parking

Secure underground parking for one car.

Agent Note:

Ground Rent: £300 per annum
Service Charge: £113 per month
Lease Information: Built in 2008 - lease remaining to be confirmed

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

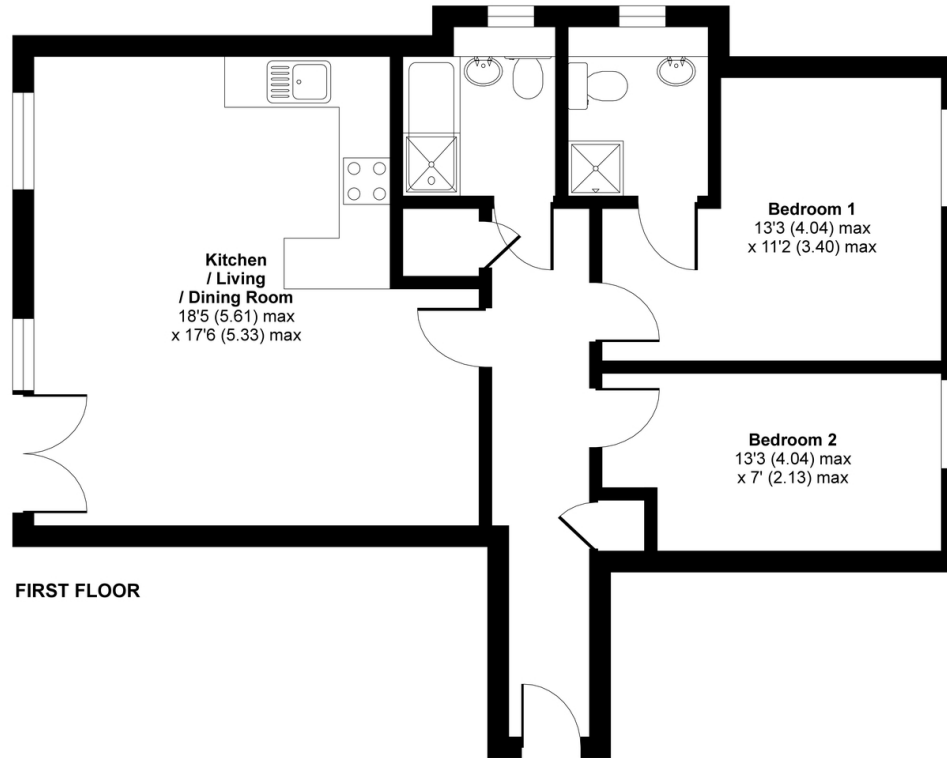
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	83	83
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 722051



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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