

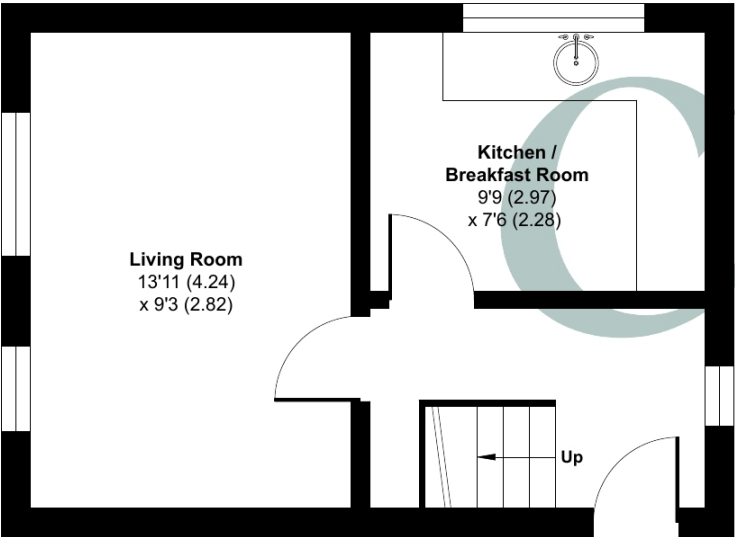
22, St Francis Court



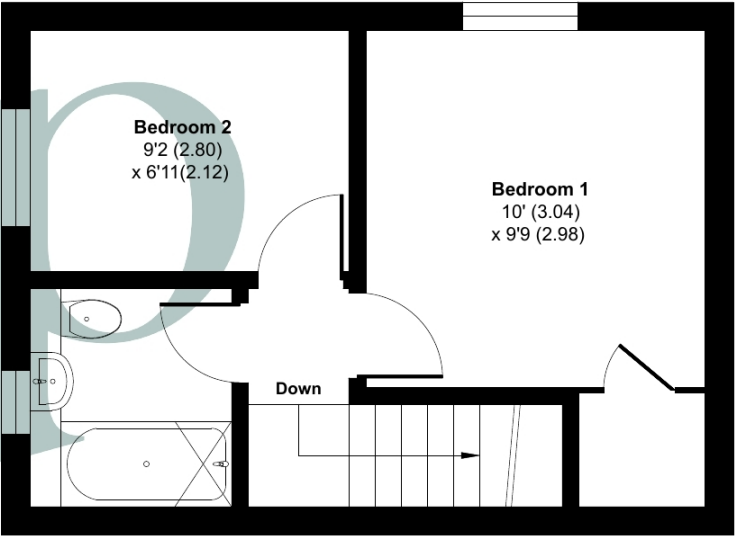
Approximate Area = 534 sq ft / 49.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(88+)	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		
EU Directive 2002/91/EC		



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2025. Produced for Country Properties. REF: 1253213

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

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



A two bedroom first floor duplex apartment set within the heart of Shefford within walking distance to local amenities.

- Offered with no upward chain
- Ideal Investment with approx rental income of £1,050pcm
- Allocated off road parking
- Security intercom system
- Ideal first time buy
- Just a short stroll to amenities

Ground Floor

Communal Entrance

Multi pane double glazed window to rear. Stairs raising to first floor.

Entrance Hall

Wood effect flooring. Radiator. Stairs raising to second floor. Under stairs storage space. Multi pane double glazed window to side. Security intercom system.

Kitchen/Breakfast Room

9' 9" x 7' 6" (2.97m x 2.29m) Wall and base units with roll edge worksurfaces over. Inset one and a half stainless steel sink and drainer unit with swan neck mixer tap over. Space for gas cooker with extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Multi pane double glazed window to side. Wall mounted gas boiler. Wood effect flooring. Radiator.

Living Room

13' 11" x 9' 3" (4.24m x 2.82m) Two multi pane double glazed windows to front. Radiator. Wood effect flooring.

First Floor

Landing

Loft access. Doors into all rooms.



Bedroom 1

10' 0" x 9' 9" (3.05m x 2.97m) Multi pane double glazed window to side. Radiator. Airing cupboard housing hot water tank and shelving with hanging rail.

Bedroom 2

9' 2" x 6' 11" (2.79m x 2.11m) Multi pane double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with main electric shower over. Low level concealed cistern wc, vanity wash hand basin. Wood effect flooring. Obscure multi pane double glazed window to front. Chrome heated towel rail. Fully tiled walls.

Parking

Allocated parking for one car plus further visitors spaces.

Agents Note

The owner advises that on completion of the sale the lease will be extended to 99 years and the ground rent will be fixed at £650 per annum for the remainder of the current 99 year term. The ground rent will then revert to a peppercorn until the end of the new term which will expire in 2147. The service charge is £850.00 per anum.

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries @mortgagevision.co.uk

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

