



Bedford Road, Sandy, Bedfordshire. SG19 1EL





## 2 Bedroom Ground Floor Flat Offers in Excess of £175,000 Leasehold

This fantastic ground floor apartment is ready to move into and benefits from two double bedrooms, fitted storage, off road parking and is just a 10-minute walk to the town and train station.

- Ground floor apartment
- Two double bedrooms
- Fitted wardrobes to master
- Gas central heating
- Appliances included
- Off road parking
- Walking distance to town and station
- Lease remaining - 89 years
- Service Charge and ground rent combined - £57.50 per month
- EPC rating C. Council tax band A

## Ground Floor

### Entrance Hall:

Upvc front door. Carpet flooring. Storage cupboard. Door into;

### Living Room:

Abt. 14' 1" x 10' 6" (4.29m x 3.20m) Carpet flooring. Radiator. Upvc double glazed patio doors (replaced approx. 6 years ago) onto Juliette balcony. Door to inner hall. Archway into;

### Kitchen:

Abt. 7' 8" x 6' 0" (2.34m x 1.83m) Matching wall and base units with laminate worktops over. Freestanding fridge/freezer, electric oven and hob and washing machine. Tiled splashback areas. Wall mounted gas combi boiler serviced annually. Stainless steel sink and drainer with mixer tap over. Upvc double glazed window over sink.

### Inner Hall:

Carpet flooring. Doors to bedrooms and bathroom.

### Master Bedroom:

Abt. 9' 0" x 8' 8" (2.74m x 2.64m) Carpet flooring. Radiator. Upvc double glazed window. Fitted wardrobes.

### Bedroom Two:

Abt. 9' 0" x 8' 2" (2.74m x 2.49m) Carpet flooring. Radiator. Upvc double glazed window.

## Family Bathroom:

Suite comprising bath with electric power shower over, low level wc and vanity hand wash basin with storage. Tiled splashback areas. Vinyl flooring. Extractor fan. Upvc double glazed obscured window. Radiator.

## External

### Outside:

Allocated parking for one car.

## Location:

This lovely property is located on one of Sandy's most prestigious roads, just a short walk to the town and train station. You will find 'Sandy Park' nearby with excellent apparatus and playing fields, and if you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve.

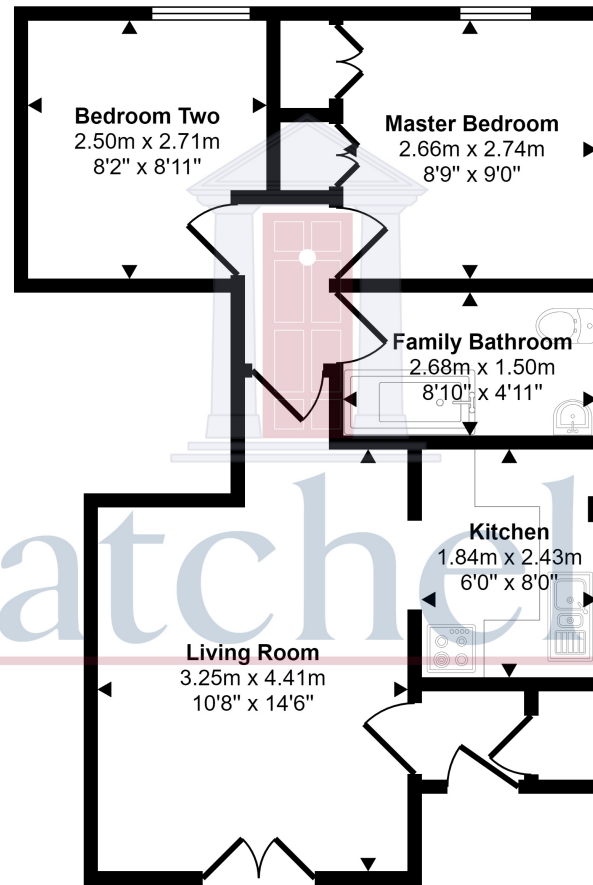
Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers, and restaurants. Within the town, there is also a church, a range of schools, a leisure centre, dentists, and doctors.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area  
43 sq m / 466 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.