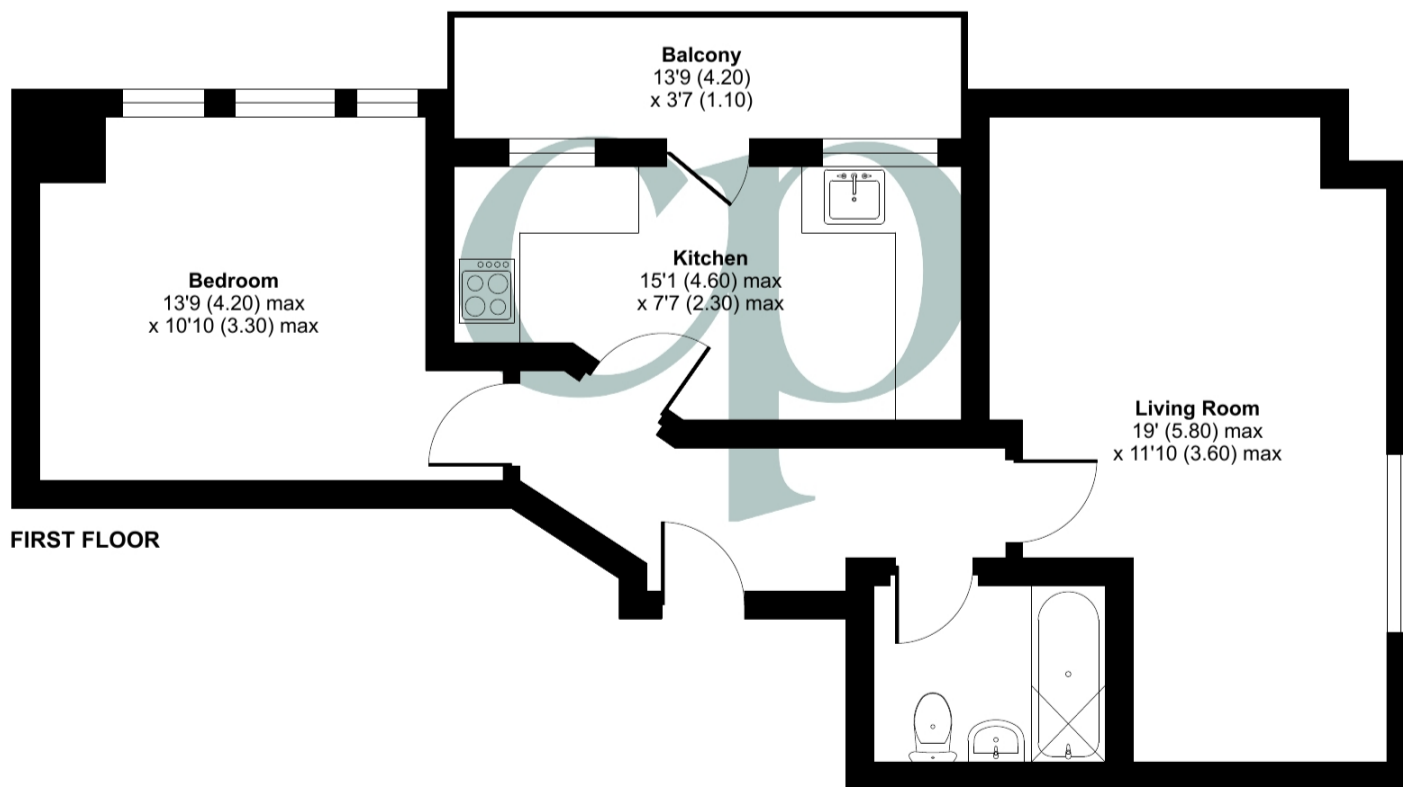




Approximate Area = 559 sq ft / 51.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1180576

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: shefford@country-properties.co.uk
www.country-properties.co.uk

This well presented CHAIN FREE first floor apartment offers spacious living with a private balcony, only a short walk to Shefford town centre with a variety of shops, restaurants and amenities.

- Private Balcony
- Allocated Parking for one car
- Short walk to Shefford town centre
- Ideal 1st time buy or investment purchase
- Short drive to Arlesey station for rail links into London and Gatwick airport
- No upward chain - Just move in !!

First Floor

Entrance Hall

Telephone entry system. Doors into all rooms.

Living room

19' (max) x 11'10" (max) (5.80 x 3.60) Two double glazed windows to side. Carpet. Radiator. Door into:

Kitchen

15'1" (max) x 13' 3" (max) (6.50m x 4.04m) A range of wall and base units with complementary worksurfaces and upstands. Integrated fridge/freezer. Space for washing machine. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted electric oven and gas hob with stainless steel splashback and extractor hood over. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Double glazed window to side and patio door. Radiator.

Balcony

Patio door opening onto private Balcony.

Bedroom

13'9" (max) x 10' 10" (4.20m x 3.30m) Two double glazed windows to side. Carpet. Radiator. Door into:

Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc and pedestal mounted wash hand basin. Partially tiled wall and tiled floor.

OUTSIDE

Parking

Allocated parking for one car plus further visitors parking spaces.

Garden

Shared communal garden.

AGENTS NOTE

The seller advises the lease commenced on 29/09/2008 - Now with 109 years remaining. They own part of the Freehold share with the management company therefore no ground rent is payable.

Service Charge - £622.25 per annum

We advise any purchaser to confirm the details with their legal representative prior to exchanging contracts.

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

