



11, River View

Shefford,
Bedfordshire, SG17 5FL
£210,000

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properties

This unusual two bedroom top floor apartment with feature windows and Juliet balcony is ideally located just a short stroll to High Street amenities with a variety shops, pubs and restaurants.

- Top floor apartment with large feature windows
- Open plan kitchen/living/dining area with Juliet balcony
- Main bedroom with en-suite shower room
- Secure underground allocated parking space
- Ideal first time buy/investment purchase with potential income of £975 pcm
- Short drive to Arlesley station with direct link to London & Gatwick airport

GROUND FLOOR

Communal Entrance

Intercom security with camera. Door into:

Communal Entrance Hall

Stairs rising to top floor apartment.

SECOND FLOOR

Entrance Hall

Security entrance phone. Access to boarded loft space with ladder & light. Airing cupboard housing hot water cylinder. Doors into living/dining room, both bedrooms and bathroom.

Living/Dining Room

16' 9" x 9' 4" (5.11m x 2.84m) Feature large double glazed window and french doors opening to Juliet balcony. Radiator. Opening to:

Kitchen Area

13' 10" x 8' 11" (4.22m x 2.72m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer unit. Fitted oven and hob with stainless steel splashback and extractor hood over. Integrated washing machine and fridge/freezer. Cupboard housing wall mounted gas boiler.



Bedroom 1

14' 4" (max) x 11' 1" (max) (4.37m x 3.38m)

Feature large double glazed window.

Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising separate shower cubicle, low level wc and pedestal wash hand basin. Extractor. Partially tiled walls.

Bedroom 2

14' 4" x 7' 2" (4.37m x 2.18m) Feature large double glazed window. Radiator.

Bathroom

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

OUTSIDE

Communal Area

Bin store. Access to secure underground parking. Lawn area.

Underground Parking

Allocated parking (Plot 110) in secure underground car park, via fob entry electric roller door.

AGENT NOTE:

The owner advises the following:
Ground rent £150 per year
Service charge £192 per month - This includes grass cutting and maintaining the communal grounds. The communal hall and walkway is cleaned weekly.
Lease 125 years from 2009

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

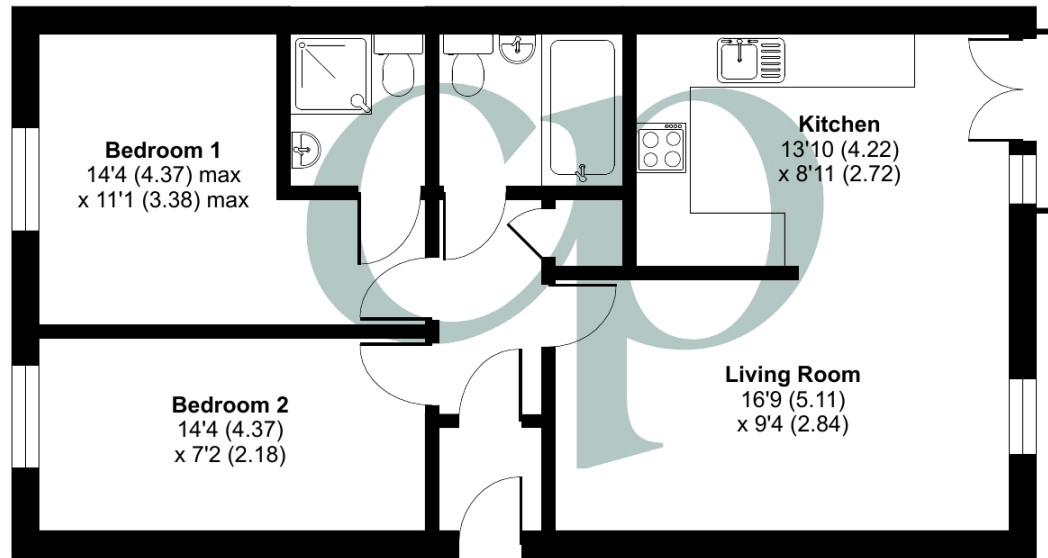
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES





Approximate Area = 666 sq ft / 61.9 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1122302

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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