



24, River View

Shefford,
Bedfordshire, SG17 5FL
£165,000

COUNTRY PROPERTIES
PART OF HUNTERS

This one double bedroom apartment with secure underground parking is situated within easy walking distance of town centre shops and amenities and offers an ideal first time buy/investment opportunity.

- Offered with no upward chain
- One double bedroom
- Living/dining room with Juliet balcony
- Fully integrated kitchen
- Double glazing and gas radiator heating
- Ideal first time buy/investment purchase
- Allocated parking space in a secure underground car park

GROUND FLOOR

Communal Entrance

Via communal entrance with stairs rising to second floor accommodation.

SECOND FLOOR

Entrance Hall

Entry phone system. Two storage cupboards. Loft access. Doors into all rooms.

Lounge/Dining Room

16' 10" x 13' 2" (5.13m x 4.01m)
Double glazed french doors with sidelights, opening onto the Juliet balcony. 2 x Radiators. Opening to:



Kitchen

8' 2" x 8' 0" (2.49m x 2.44m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Fitted oven and gas hob with stainless steel splashback and extractor hood over. Inset sink with drainer and swan neck mixer tap over. Integrated dishwasher and washer/dryer. Integrated fridge/freezer. Cupboard housing wall mounted gas boiler. Radiator. Double glazed window to rear. Wood effect flooring. Tilt and turn double glazed window to front.

Bedroom

11' 9" x 11' 1" (3.58m x 3.38m)
Double glazed window to rear.
Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and folding glass side screen, low level flush wc and pedestal wash hand basin. Partially tiled walls. Radiator. Extractor. Shaver point. Wood effect flooring.

OUTSIDE

Parking

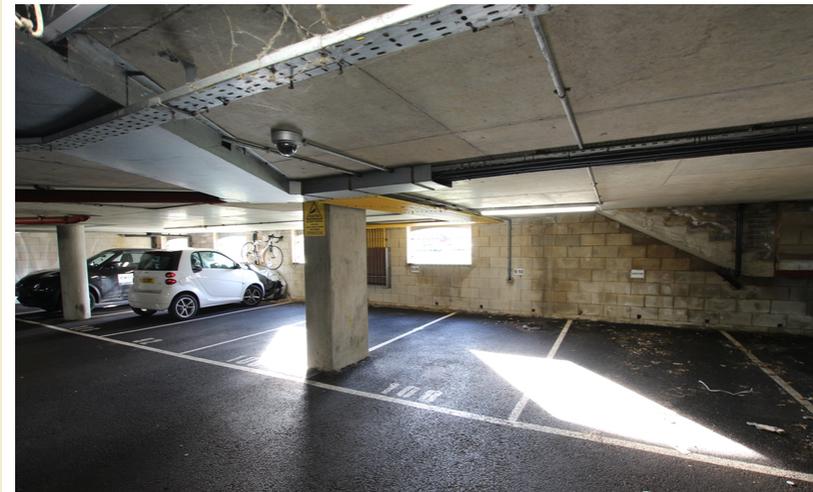
Allocated parking for one car in under-croft carpark. (No 108)

AGENTS NOTE:

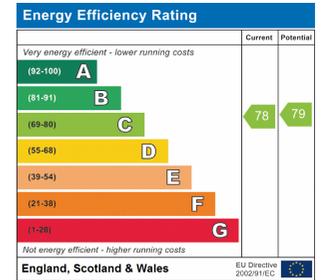
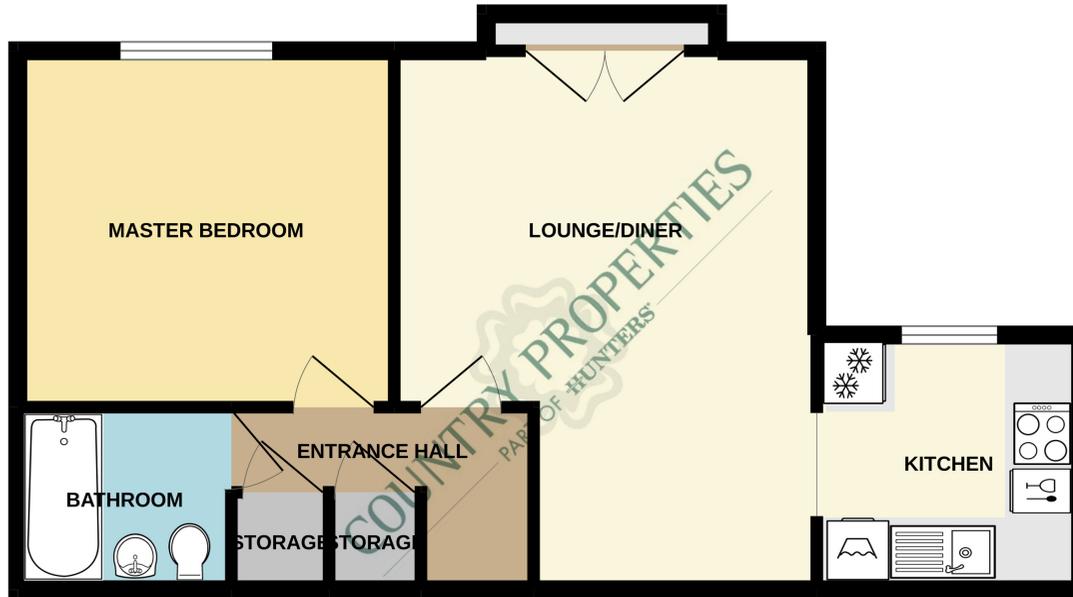
The seller advises that the lease has 110 years remaining. The ground rent is £100 per annum and service charge approx. £129 per month.

We 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



GROUND FLOOR



RIVER VIEW - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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