



River View, Shefford, Bedfordshire. SG17 5FL





## 1 Bedroom Ground Floor Flat

### Offers in Excess of £165,000 Leasehold

Satchells are pleased to present this one-bedroom ground floor flat in River view. This property is centrally located within the market town of Shefford and would be the perfect first time purchase or an excellent investment opportunity.

- CHAIN FREE
- One bedroom ground floor apartment
- Popular development
- Underground parking
- Expected rental income £950pcm
- Close to town centre
- Perfect first time purchase
- Open plan living space
- Juliet balcony
- EPC rating C. Council tax band A

**Ground Floor:****Entrance Hall:**

Carpet as fitted, intercom system, radiator, entrance to all rooms. two cupboard storage areas

**Kitchen/Living Room:**

Abt: 12' 11" x 15' 11" (3.94m x 4.85m) Carpet as fitted, Juliet balcony doors, electric fireplace feature, fitted worktops.

**Master Bedroom:**

Abt: 11' 2" x 11' 10" (3.40m x 3.61m) Carpet as fitted, radiator, double glazed window.

**Bathroom:**

Fitted bath tub with mounted shower, low level WC, wash hand basin.

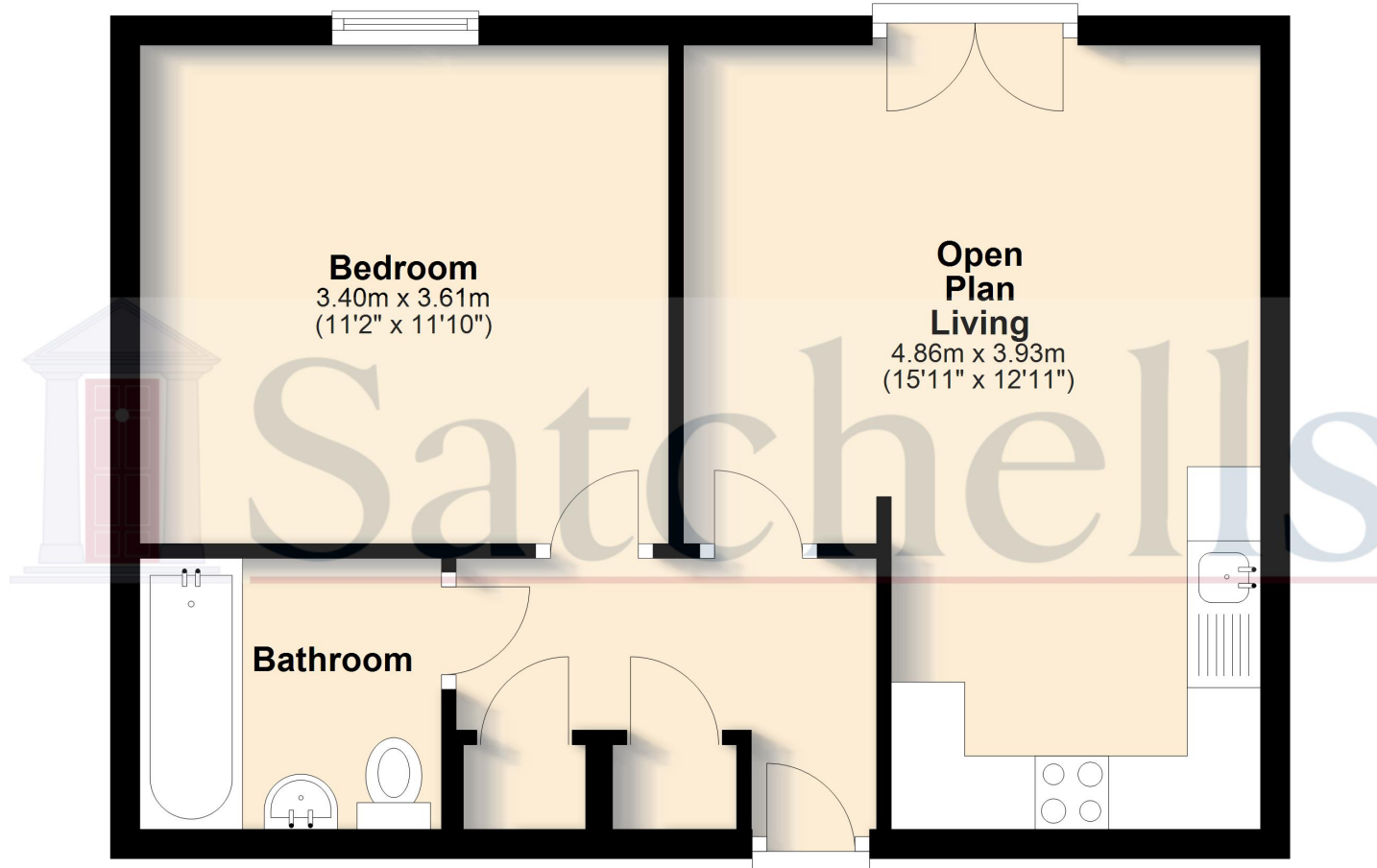
**Outside:****Front:**

Communal lobby area, secure underground allocated parking with electric opening door.



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.

# Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.