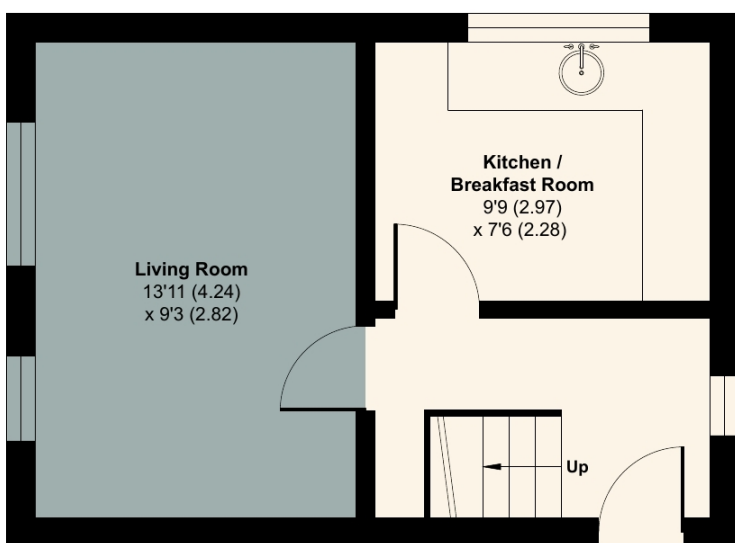




Approximate Area = 534 sq ft / 49.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C	73	73
(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			



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1253213



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

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*EXTENDED LEASE – A 150-year lease currently being renewed with £0 ground rent. A well-presented two-bedroom, first-floor duplex apartment, ideally located in the heart of Shefford, within easy walking distance of local amenities.

Ground Floor

Communal Entrance

Multi pane double glazed window to rear. Stairs raising to first floor.

Entrance Hall

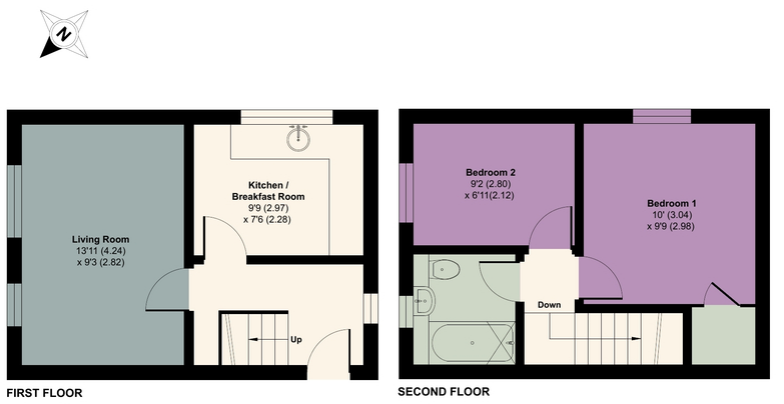
Wood effect flooring. Radiator. Stairs raising to second floor. Under stairs storage space. Multi pane double glazed window to side. Security intercom system.

Kitchen/Breakfast Room

9' 9" x 7' 6" (2.97m x 2.29m) Wall and base units with roll edge worksurfaces over. Inset one and a half stainless steel sink and drainer unit with swan neck mixer tap over. Space for gas cooker with extractor hood over. Tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Multi pane double glazed window to side. Wall mounted gas boiler. Wood effect flooring. Radiator.

Living Room

13' 11" x 9' 3" (4.24m x 2.82m) Two multi pane double glazed windows to front. Radiator. Wood effect flooring.



First Floor

Landing

Loft access. Doors into all rooms.

Bedroom 1

10' 0" x 9' 9" (3.05m x 2.97m) Multi pane double glazed window to side. Radiator. Airing cupboard housing hot water tank and shelving with hanging rail.

Bedroom 2

9' 2" x 6' 11" (2.79m x 2.11m) Multi pane double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with main electric shower over. Low level concealed cistern wc, vanity wash hand basin. Wood effect flooring. Obscure multi pane double glazed window to front. Chrome heated towel rail. Fully tiled walls.

Parking

Allocated parking for one car plus further visitors spaces.

Agents Note

*The owner advises that on completion of the sale the lease will be extended to 150 years and the ground rent will be fixed at £0.

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

