Apartment 3, 33, High Street

Shefford,
Bedfordshire, SG17 5AX
O.I.E.O £250,000

COUNTRY PROPERTIES
PART OF HUNTERS

This nearly new first floor two bedroom apartment boasts excellent space throughout with two double bedrooms, and is offered in superb condition throughout.

- Show home condition throughout - just move in!
- Stylish kitchen with integrated appliances
- Two double bedrooms both with fitted wardrobes
- Fitted shutters to all windows
- Allocated parking and visitors spaces
- Central location ideal for all town centre amenities
- NHBC warranty remaining
- NHBC guarantee warranty (built in 2019)

GROUND FLOOR

Communal Entrance

Stairs rising to first floor. Rear access leads to off road parking and visitors parking.

FIRST FLOOR

Entrance Hall

Security intercom system. Radiator. Storage cupboard. Utility cupboard providing storage and space with plumbing for washing machine. Doors into all rooms.

Open Plan Kitchen/Dining/Lounge

21' 7" (max) x 12' 11" (max) (6.58m x 3.94m)

Lounge Area: Two double glazed windows to front with fitted shutters. Two radiators. Open plan to kitchen.

Kitchen Area: A range of wall and base units with rolled edge worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated fridge/freezer and dishwasher. Inset electric oven and hob with glass splashback and stainless steel extractor hood over. Tiled flooring. Gas boiler enclosed in wall cupboard. Double glazed window to rear with fitted shutters.

Bedroom 1

13' 3" x 11' 5" (4.04m x 3.48m) Double glazed window to rear with fitted shutters. Built-in wardrobe with sliding mirrored doors. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and wash hand basin. Chrome heated towel rail. Tiled splashbacks and ceramic tiled flooring. Fitted mirror. Extractor fan.

Bedroom 2

13' 3" x 12' 0" (4.04m x 3.66m) Two double glazed windows to rear with fitted shutters. Radiator. Built-in double wardrobe with mirrored sliding doors.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and wash hand basin. Chrome heated towel rail. Tiled splashbacks and ceramic tiled flooring. Fitted mirror.

OUTSIDE

Parking

Allocated parking space to the rear with further visitors parking.

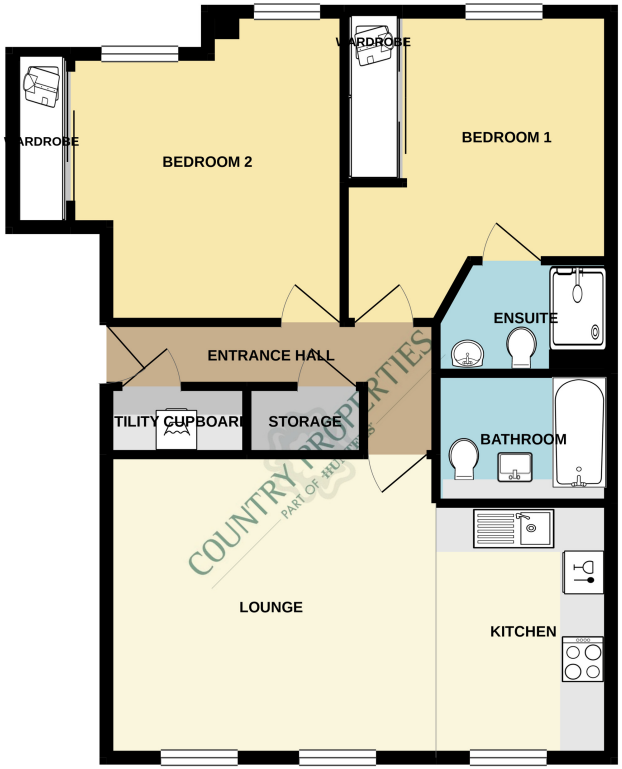
Agent Note:

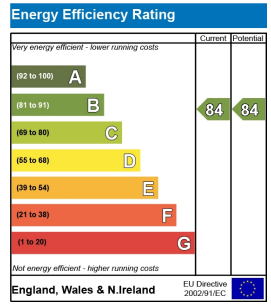
The vendor informs us there is a 100 year lease which commenced in 2019 with details of the service charge to follow.

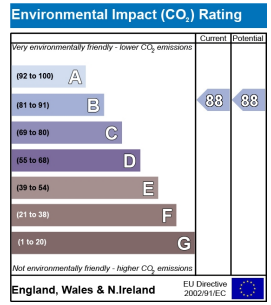
We advise any buyer to check this information with their legal representative prior to exchange of contracts.

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

GROUND FLOOR







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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