



# 41, St Francis Court

Shefford,  
Bedfordshire, SG17 5RU  
£200,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Set in a central location with allocated off road parking this large 2 bedroom duplex apartment is well presented throughout and is offered with no upward chain.

- New carpets and redecorated throughout
- Lounge with two feature bay windows with secondary glazing
- Four piece bathroom suite
- Allocated & visitor parking
- High Street location with shops, pubs and restaurants on your doorstep
- \* Lease extension provided by the seller

## GROUND FLOOR

### Entrance

Door with security intercom into communal hallway. Stairs rising to first floor. Door into:

## FIRST FLOOR

### Entrance Hall

Radiator. Understairs storage cupboard.

### Living/Dining Room

19' 8" x 13' 3" (into bay) (5.99m x 4.04m)

Two large secondary glazed bay windows to the front. Two radiators.

### Kitchen/Breakfast Room

15' 3" (into bay) x 8' 5" (4.65m x 2.57m) A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Inset sink with drainer and mixer tap over. Inset electric hob with extractor hood over. Fitted eye level oven and microwave. Integrated fridge/freezer and dishwasher. Secondary glazed bay window to front. Wood laminate flooring. Wall mounted gas boiler.

### Inner Hall

Stairs rising to second floor accommodation.

## SECOND FLOOR

### Landing

Built in storage cupboard. Access to partially boarded loft space with hot water cylinder.

### Bedroom 1

14' 10" x 8' 2" (4.52m x 2.49m) A range of fitted bedroom furniture comprising. Wood laminate flooring. Radiator. Velux window.



## Bedroom 2

13' 1" x 7' 8" (3.99m x 2.34m) 13' x 7' 4" (3.96m x 2.24m) Wood laminate flooring. Radiator. Velux window.

## Bathroom

Four piece suite comprising low level wc, pedestal wash hand basin, tiled shower cubicle and panel enclosed bath. Airing cupboard with plumbing for washing machine and space for tumble dryer (available by separate negotiation).

## OUTSIDE

### Parking

Allocated parking to the rear (numbered 41) plus further visitors spaces.

## Agent Note:

The vendor informs us there is 62 years remaining on the Lease. \* The seller has made enquiries with the freeholder and has agreed to a lease extension which will be provided at the Seller's expense. The legal work in relation to this will run in conjunction with a sale to the buyer. A buyer is recommended to refer this matter to their solicitor before making their offer on the Property.

Service charge is £500 every 6 months, to cover the general maintenance of the communal areas.

Ground rent is £210.00 every 6 months, to cover the external maintenance of St Francis Court.

We await confirmation if the apartment is Grade II listed.

We 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 = 826 sq ft / 76.7 sq m

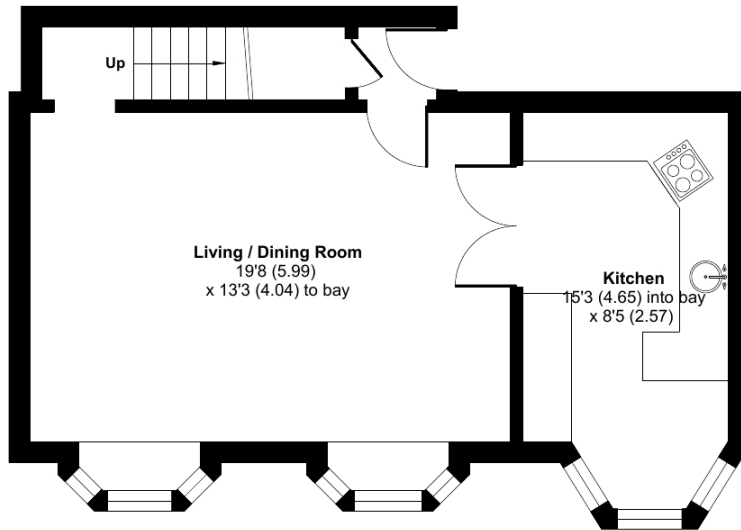
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 903 sq ft / 83.8 sq m

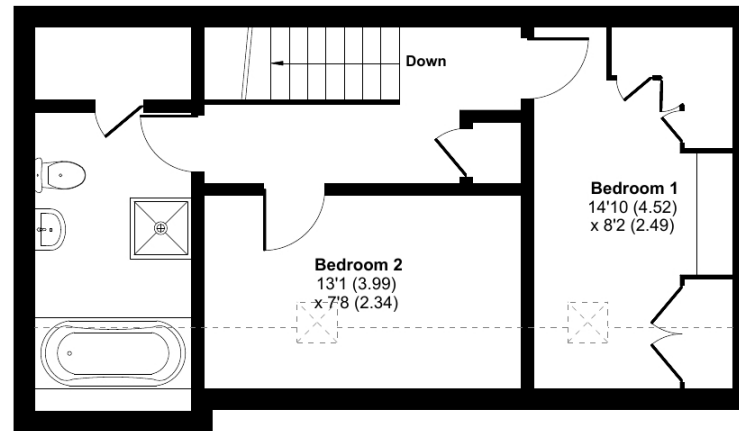
For identification only - Not to scale



Denotes restricted  
head height



FIRST FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 973605



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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