



20, River View

Shefford,
Bedfordshire, SG17 5FL
£160,000

country
properties

A well presented one bedroom first floor apartment with secure underground parking, an ideal first time buy or investment purchase with potential monthly income of £850pcm.

- Intercom security system
- Open plan living/dining room with Juliet balcony
- Fitted kitchen with intergrated appliances
- Underground secure parking via key fob entry
- Walking distance to High Street shops and amenities
- Potential rental income – £850pcm
- Short drive to Arlesey station with direct link to London & Gatwick airport

GROUND FLOOR

Communal Entrance

Intercom security with camera.
Double glazed door into:

Communal Entrance Hall

Stairs rising to first floor apartment.

FIRST FLOOR

Entrance Hall

Video intercom system. Two storage cupboards. Radiator. Doors to all rooms.

Living/Dining Room

13' 0" x 16' 0" (3.96m x 4.88m) Double glazed french doors with sidelights, opening to Juliet balcony. Two radiators. Opening to:

Kitchen

7' 3" x 7' 4" (2.21m x 2.24m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink unit with drainer. Fitted electric oven and gas hob with stainless steel splashback and extractor hood over. Integrated fridge freezer and washer/dryer. Cupboard housing wall mounted combination boiler. Double glazed window to front.



Bedroom

11' 2" x 11' 10" (3.40m x 3.61m) Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and pedestal wash hand basin. Partially tiled walls. Radiator. Extractor fan.

OUTSIDE

Communal Areas

Bin store. Access to underground parking and path to communal door.

Parking

Allocated parking (Plot 100) in secure underground car park, via fob entry electric roller door.

Agents Note

The owner advises the following:
Ground rent £150 per year
Service charge £192 per month
Lease 125 years from 2009

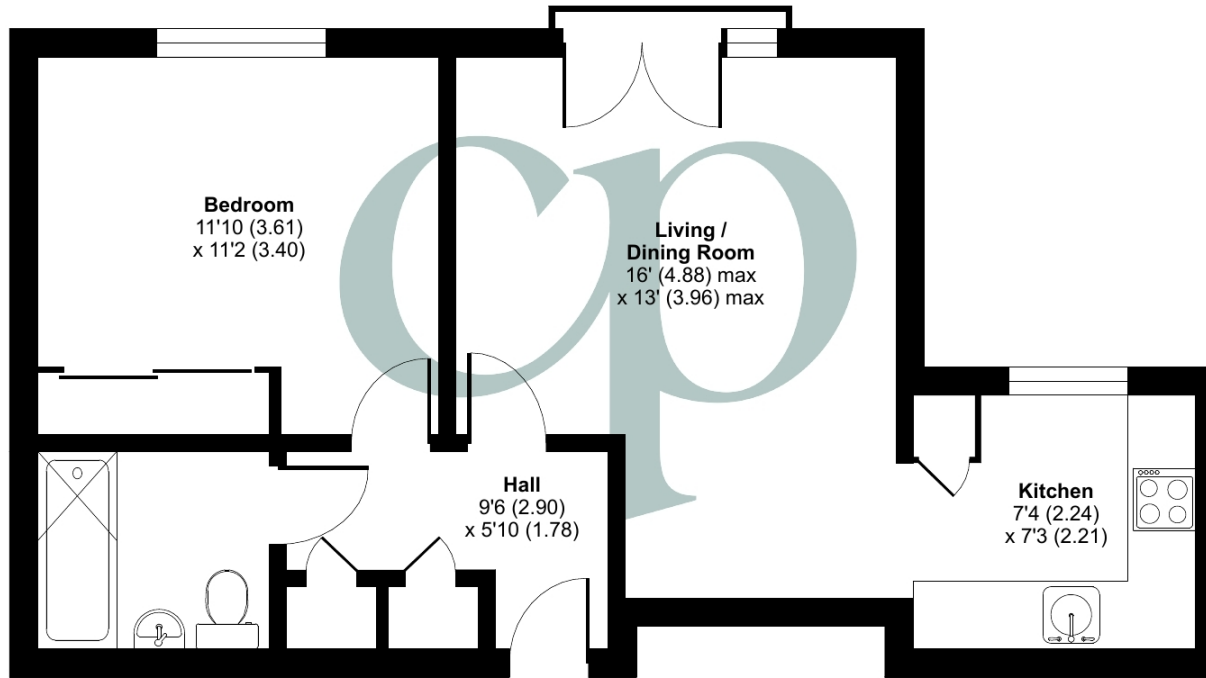
We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 496 sq ft / 46.1 sq m

For identification only - Not to scale



FIRST FLOOR

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1122305

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

country
properties