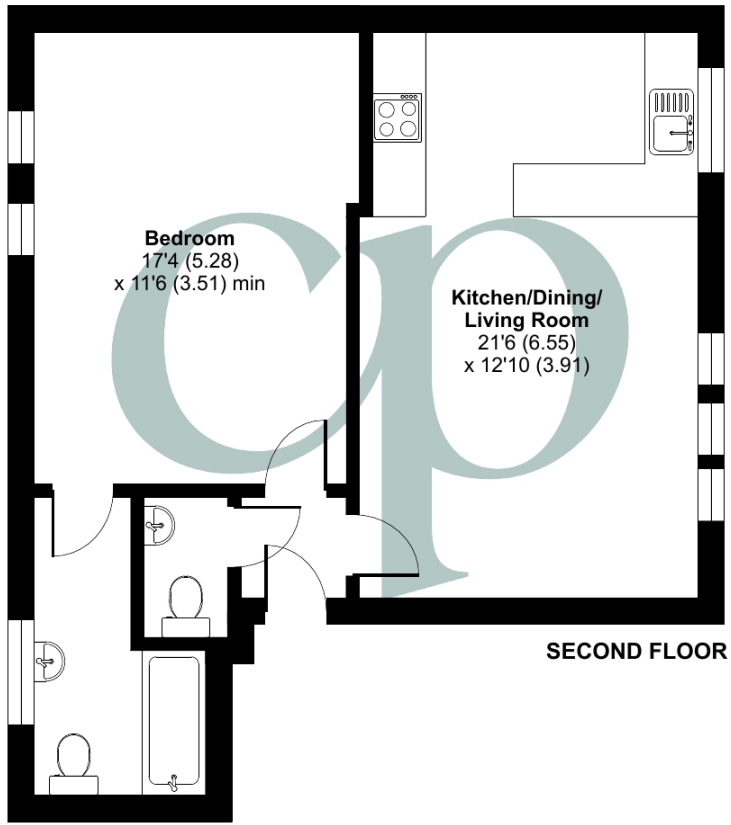




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23, Coopers Court  
Sheffield,  
Bedfordshire, SG17 5JR  
£190,000

Approximate Area = 591 sq ft / 54.9 sq m  
For identification only - Not to scale



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: 1256619

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: sheffield@country-properties.co.uk  
www.country-properties.co.uk

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This well presented spacious CHAIN FREE 1 Bedroom second floor apartment is an ideal first time buy or investment purchase. Located only a short walk to Shefford town centre offering a variety of shops, restaurants and amenities.

- Ideal 1st time buy or investment purchase with approximate rental income of £1,000 pcm
- Underfloor heating throughout
- Modern open plan stylish kitchen/living.dining room
- Ensuite bathroom and separate cloakroom
- Allocated parking for one car
- Leasehold with 105 years remaining

Ground Floor

Communal Entrance

Door into entrance hall. Stairs rising to second floor with door to apartment.

SECOND FLOOR

Entrance Hall

Telephone entry system. Underfloor heating. Doors into all rooms.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Ceramic tiled flooring with underfloor heating. Extractor fan.

Kitchen/Dining/Living Room

21' 4" x 13' 3" (6.50m x 4.04m) Three double glazed windows to front. Underfloor heating. Open plan to:

Kitchen

A range of wall and base units with complementary worksurfaces and upstands. Integrated fridge/freezer and space for washing machine. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted electric oven and 4 ring gas hob with stainless steel splashback and extractor hood over. Boiler housed in cupboard. Tiled flooring with underfloor heating. Double glazed window to side.

Bedroom

17' 4" x 11' 6" (5.28m x 3.51m) Two double glazed windows to side. Underfloor heating. Door into:



En-suite Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level wc and pedestal mounted wash hand basin. Partially tiled wall and tiled floor with underfloor heating. Obscure double glazed window to rear.

Outside

Parking

Allocated parking for one car plus further visitors parking spaces.

Agents Note

AGENTS NOTE

The seller advises the lease is commencing on 25/03/04 - Now with 125 years remaining.

Ground rent - £150 per annum  
Service Charge - £83 per month

We advise any purchaser to confirm the details with their legal representative prior to exchanging 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

