



# 22, Coopers Court

Shefford,  
Bedfordshire, SG17 5JR  
Offers in excess of £170,000

country  
properties

This well presented CHAIN FREE first floor apartment is only a short walk to Shefford town centre offering a variety of shops, restaurants and amenities.

- Ideal first time buy or investment purchase
- Fully integrated kitchen
- Bedroom with fitted wardrobes
- En-suite bathroom and useful cloakroom
- Underfloor heating throughout
- Allocated parking for one car
- Leasehold with 105 years remaining

## First Floor

### Entrance Hall

Telephone entry system. 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" (max) x 13' 3" (max) (6.50m x 4.04m) Overall Measurement.

### Living/Dining Room

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, dishwasher and washing machine. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted electric oven and gas hob with stainless steel splashback and extractor hood over. Wall mounted gas boiler enclosed in cupboard. Tiled flooring with underfloor heating. Double glazed window to side.

### Bedroom

17' 3" (max) x 10' 9" (5.26m x 3.28m) Two double glazed windows to side. Underfloor heating. Built in wardrobe. Door into:



## En-Suite Bathroom

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

## Parking

Allocated parking for one car plus further visitors parking spaces.

## AGENTS NOTE

The seller advises the lease commenced on 25/03/04 - Now with 105 years remaining.

Ground rent - £75.00 every 6 months  
Service Charge - £1,200 per annum

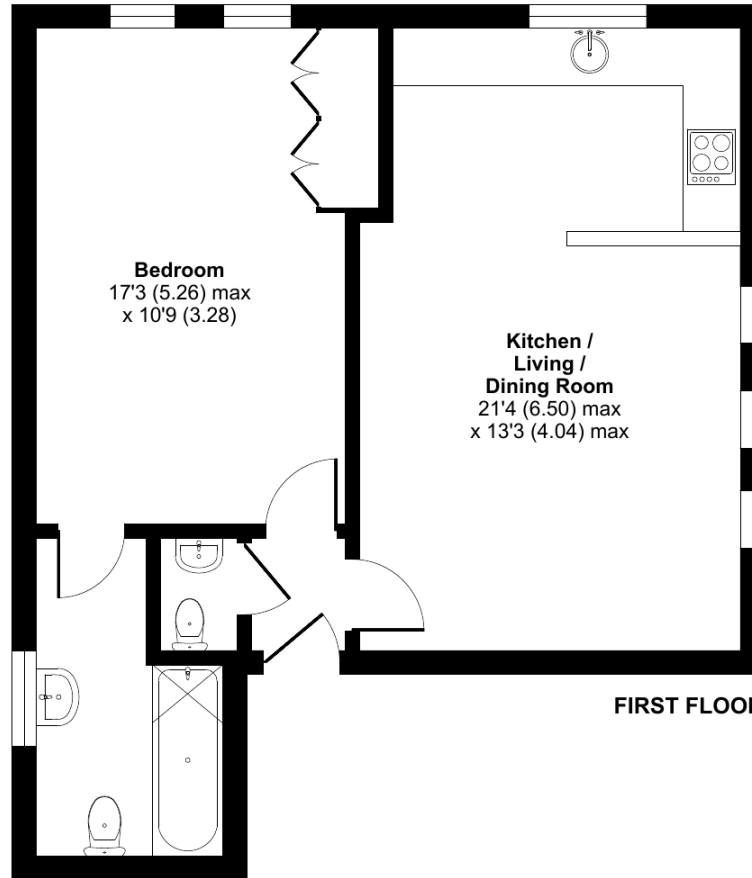
We advise any purchaser to confirm the details with their legal representative prior to exchanging contracts.

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



Approximate Area = 577 sq ft / 53.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	81
(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 2023. Produced for Country Properties. REF: 1042050



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

## Viewing by appointment only

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