



# Elgar Drive

Shefford,  
Bedfordshire, SG17 5RA  
£150,000

COUNTRY PROPERTIES  
TO LET

COUNTRY PROPERTIES  
PART OF HUNTERS



Offered with no upward chain this top floor apartment with open plan living and allocated parking space, offers riverside walks into Shefford town centre via the Millennium green.

- Security entrance system
- Lounge with walk-in bay window
- Kitchen with fitted electric oven & hob
- Allocated parking for one car plus additional visitor parking
- Shefford town offers a variety of amenities including shops, pubs and restaurants
- Offered with no upward chain

## GROUND FLOOR

### Communal Entrance

Security intercom system. Stairs rising to all apartments.

## SECOND FLOOR

### Entrance Hall

L-shaped hallway with doors into all rooms. Storage cupboard.

### Lounge

13' 6" x 9' 2" (4.11m x 2.79m)  
Double glazed walk in bay window to side. Airing cupboard housing hot water cylinder. Wood effect flooring. Storage heater. Open plan to:

### Kitchen

9' 4" x 7' 1" (2.84m x 2.16m) A range of wall and base level units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Built in electric oven and hob with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Double glazed window to side.



## Bedroom 1

10' 6" x 7' 11" (3.20m x 2.41m)

Double glazed window to side.

Built in wardrobes. Storage heater.

## Bathroom

Suite comprising panel enclosed bath, pedestal mounted wash hand basin and low level wc. Partially tiled walls. Electric fan heater.

Shaver point.

## OUTSIDE

### Communal Garden

Laid to lawn with rotary washing lines.

### Allocated Parking

Off road parking for one car plus further visitor parking spaces.

## Agents Note:

We understand there is a 99 lease on this property, which commenced in July 1990, with 66 years now remaining.

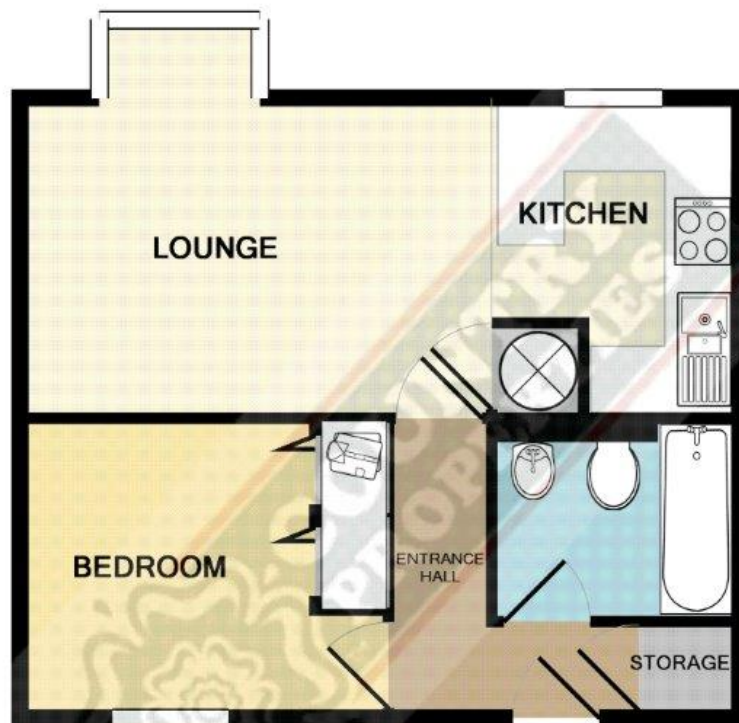
Service Charge: £720 per annum - Beard & Ayres are the managing agent.

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

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	79
		EU Directive 2002/91/EC	

ELGAR DRIVE - SHEFFORD  
 TOTAL APPROX. FLOOR AREA 371 SQ.FT. (34.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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