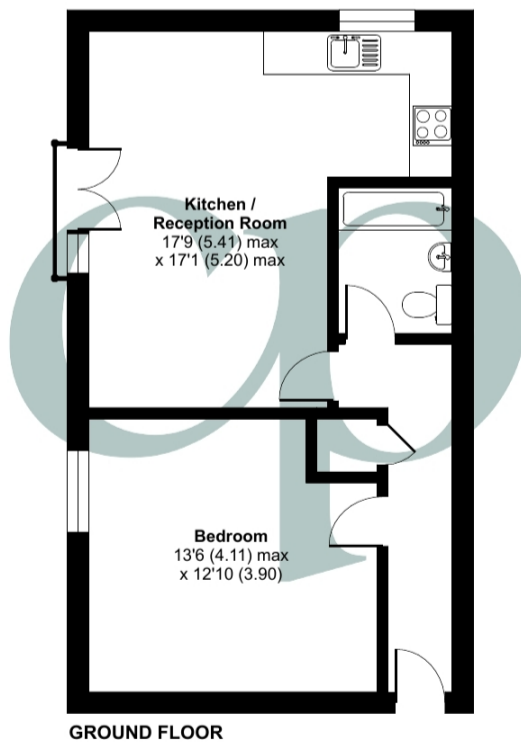




Approximate Area = 527 sq ft / 48.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Country Properties. REF: 1180574

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

Country Properties | 1, Arlesey Road | SG5 4HA  
T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

This well presented 1 bedroom ground floor apartment offers an open plan living space with secure undercroft parking. Located within a short walking distance of Shefford High Street amenities including a variety of shops, pubs and restaurants.

- Ideal first time buy of investment purchase with an approximate rental income of £995 -£1,050 pcm
- Open plan living/dining room with Juliet balcony
- Secure under ground parking space for 1 car
- Situated only a few minutes walk to Shefford Town Centre
- Close to countryside walks
- Short drive to Arlesey station for rail links into London and Gatwick airport

#### Communal Entrance

Security entrance phone. Door into:

#### Entrance Hall

Video security entrance phone. Radiator. Storage cupboard with shelving. Doors into all rooms.

## GROUND FLOOR

### Living/Dining Room

17' 9" (max) x 17' 1" (max) (5.20m x 5.41m) Overall Measurement.

Double glazed french doors with sidelights opening to Juliet balcony. Wood effect flooring. Two radiators. Opening to:

### Kitchen Area

A range of wall and base units with complementary worksurfaces with tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven with gas hob and extractor hood over. Space and plumbing for washing machine and tumble dryer. Integrated fridge/freezer. Ceramic tiled flooring. Wall mounted gas combination boiler.



### Bedroom 1

13' 6" x 12' 10" (4.11m x 3.90m) Double glazed window to front. Radiator.

### Bathroom

Suite comprising panel enclosed bath with mains shower over, pedestal mounted wash hand basin and low level wc. Extractor fan. Heated towel rail.

## OUTSIDE

### Parking

Allocated parking space (Bay 42) in undercroft parking area accessed via secure remote control roller door.

## AGENT NOTE

We understand this is a leasehold property with a 99 year lease commencing from April 2009.

The owner advises there is a Service Charge of: £182.49pm

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

