



Shepherds Place, Shefford, Bedfordshire. SG17 5BF







## 2 Bedroom Apartment

### Guide Price £265,000 Leasehold

This exceptional two bedroom, two bathroom (66 sq.m2/710 sq.ft) ground floor maisonette is beautifully finished throughout and presented in as-new condition. Located in an exclusive, highly sought-after development with this home offers modern living in a prime location, just a short walk from the town centre.

- Two double bedrooms
- Two bathrooms
- Fully fitted integrated kitchen
- Open plan living
- Ground floor
- 66 sq.m2/710 sq.ft
- NHBC guarantee
- Allocated parking
- Town centre location
- EPC rating B. Council tax band B

## **Ground Floor**

### **Entrance:**

Access the property through your own private door, leading into a welcoming, plush carpeted hallway with doors to all rooms and a deep, fitted cupboard for additional storage.

### **Lounge:**

Abt. 19' 8" x 11' 8" (5.99m x 3.56m) The lounge/diner is flooded with natural light from large windows to the front, offering a relaxing environment for everyday living.

### **Kitchen Area:**

The contemporary kitchen is well-equipped with integrated appliances, including a fridge/freezer, dishwasher, washer/dryer, and a cooker with halogen hob. A window and open plan design create a bright, airy space that flows seamlessly into the spacious lounge/diner—perfect for both entertaining and relaxed evenings at home.

### **Principal Bedroom:**

Abt. 12' 6" x 10' 10" (3.81m x 3.30m) The generous principal bedroom features windows to the front and a private en-suite shower room, providing a private retreat.

## **Bedroom Two:**

Abt. 14' 8" x 8' 6" (4.47m x 2.59m) The second bedroom is equally spacious and bright, with the current owners making excellent use of the available space to maximise functionality.

### **Bathroom:**

A second well-appointed bathroom completes the property, offering convenience for guests or family members.

## **Outside**

### **Front Garden:**

Mature shrubs paved area to own front door.

## **Additional Information**

### **Agents Notes:**

Draft particulars yet to be approved by the vendor and may be subject to change.

Ground rent £200 per annum

Service charge £805 per annum

Lease unexpired 244 years



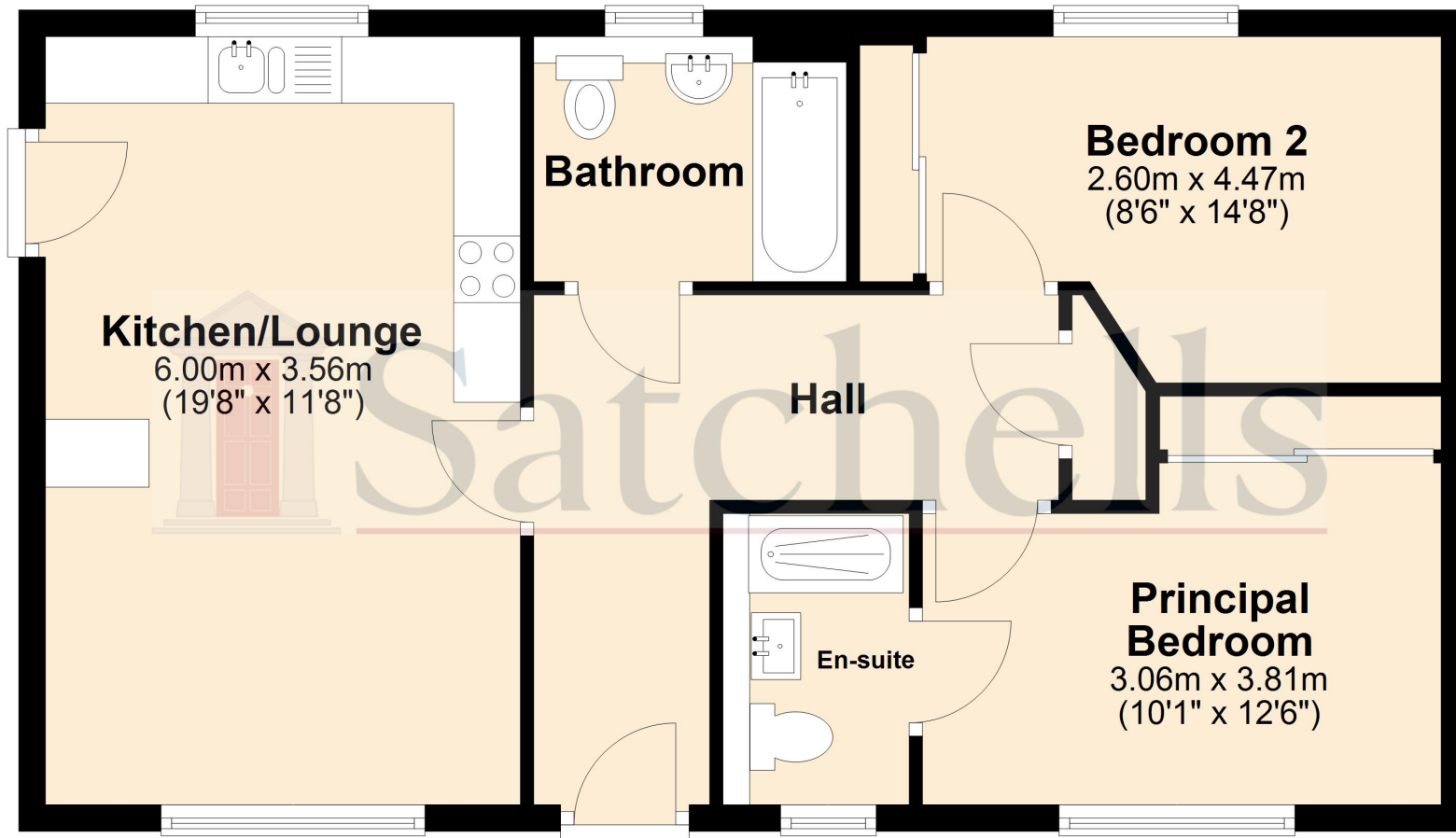




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.