



71, River View

Shefford,
Bedfordshire, SG17 5FN
£150,000

COUNTRY PROPERTIES
PART OF HUNTERS

This first floor one bedroom apartment is well presented throughout and offered for sale with no upward chain.

- Open plan lounge/kitchen with french doors opening to Juliet balcony
- Allocated off road parking and visitors bays
- A short stroll into Shefford town centre
- Ideal first time or investment purchase
- Offered with no upward chain
- Countryside walks on your doorstep

GROUND FLOOR

Communal Entrance

Stairs rising to first floor apartment.

FIRST FLOOR

Entrance Hall

Telephone entry phone. Radiator. Doors into bedroom, lounge/kitchen and bathroom. Two large storage cupboards.

Lounge Area

12' 7" x 11' 11" (3.84m x 3.63m) Double glazed French doors with sidelight opening onto Juliet balcony to the rear aspect. Two radiators. Opening to:

Kitchen Area

9' 4" x 6' 3" (2.84m x 1.91m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Stainless steel sink with drainer and mixer tap over. Electric oven with gas hob and stainless steel splashback and extractor hood over. Integrated fridge/freezer and washing machine. Combination boiler enclosed in wall cupboard.

Bedroom

12' 7" (max) x 10' 1" (max) (3.84m x 3.07m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower and glass side screen, low level flush wc and pedestal mounted wash hand basin. Part tiled walls. Radiator. Obscure double glazed window to side.

OUTSIDE

Parking



AGENT NOTE:

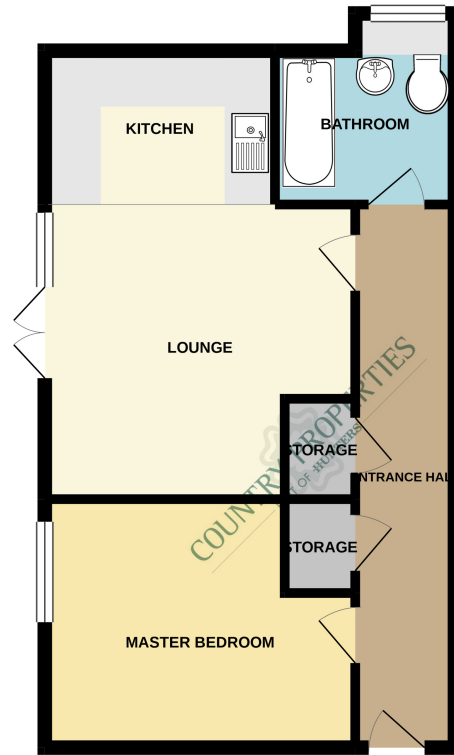
The vendor informs us there is 89 years remaining on the lease.

Service charge payments of £80.05 pcm and ground rent of £100 per annum.

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

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





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	82	82
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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: shefford@country-properties.co.uk

www.country-properties.co.uk

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