



# 6, Shepherds Place

Shefford,  
Bedfordshire, SG17 5BF

**Offers in Excess of: £250,000**

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This well presented two double bedroom first floor apartment offering spacious open plan living with a fully integrated kitchen and en-suite shower room to the main bedroom - Just move straight in!

- High specification fully integrated kitchen including induction hob
- Main bedroom with en-suite shower room
- Allocated parking space plus further guest parking
- Ideally located in the heart of Shefford with many shops and amenities on your doorstep
- Ideal first time buy or investment purchase with potential income of £1,200 pcm

## GROUND FLOOR

### Communal Entrance

Intercom entry with individual key access. Post boxes for residents. Stairs rising to first floor apartment.

## FIRST FLOOR

### Entrance Hall

Security intercom system. Storage cupboard. LVT wood effect flooring. Radiator. Doors into kitchen/dining/living room, both bedrooms and bathroom.

### Kitchen/Diner/Living Room

19' 3" (max) x 18' 0" (5.87m x 5.49m)  
Overall Measurement.

A range of wall and base units with complementary worksurfaces and upstands with high gloss brick effect tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted electric oven and induction hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher, washer/dryer and fridge/freezer. Wall cupboard housing gas boiler. LVT wood effect flooring. Dual aspect room with two double glazed windows to side and two further windows to the rear.



## Bedroom 1

13' 11" x 9' 9" (4.24m x 2.97m) Double glazed window to side. Two radiators. Door into:

## En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc with concealed cistern and wash hand basin. Partially tiled walls and LVT wood effect flooring. Chrome heated towel rail. Extractor.

## Bedroom 2

13' 9" (max) x 8' 8" (4.19m x 2.64m) Double glazed window to side. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with mains shower over and glass side screen, low level wc with concealed cistern and wall mounted wash hand basin. Extractor. Chrome heated towel rail.

## OUTSIDE

## Parking

Allocated block paved parking space (number 6) plus further visitors spaces.

## AGENT NOTE:

We understand the lease is 150 years commencing in 2019.

\*\*Ground Rent: £220 per annum (set for 10 years from 2020)

\*\*Service Charge £125 pcm

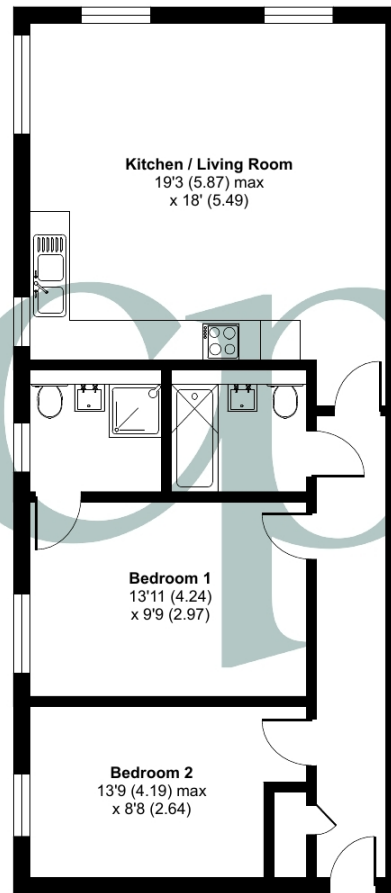
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 777 sq ft / 72.2 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(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 2024. Produced for Country Properties. REF: 1100780

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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