



# River View

Shefford,  
Bedfordshire, SG17 5FN  
£200,000

country  
properties



A well presented two bedroom ground floor apartment with secure underground parking, situated within a short stroll of high street shops and amenities.

- Ideal 1st time buy or investment purchase with approximate rental income of £1,200 pcm
- Security entrance system
- Living room area with Juliet balcony
- Fitted kitchen with integrated appliances
- Master bedroom with en-suite shower room
- Secure underground parking
- Short stroll to the High Street shops and amenities

## GROUND FLOOR

Entrance

Via intercom entry system into:

Communal Entrance

Door into apartment.

Entrance Hall

Storage cupboard. Wood effect flooring. Doors into open plan living area, both bedrooms and bathroom.

Open Plan Kitchen/Dining/Living Room

17' 5" (max) x 17' 2" (max) (5.31m x 5.23m) Overall Measurement

Living Area: Double glazed French doors with sidelights, opening to Juliet balcony. Two radiators. Open plan to:

Kitchen Area: A range of wall and base units with marble effect worksurfaces and tiled splashbacks. Fitted electric oven with gas hob and stainless steel splashback and extractor hood over. Inset stainless steel sink with drainer and swan neck mixer tap over. Space for fridge/freezer. Space and plumbing for washing machine and slimline dishwasher. Cupboard housing wall mounted gas boiler.



### Bedroom 1

17' 3" (max) x 9' 1" (max) (5.26m x 2.77m) Double glazed window to front. Radiator. Door into:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Shaver point. Radiator. Extractor fan.

### Bedroom 2

12' 3" (max) x 7' 4" (max) (3.73m x 2.24m) Double glazed window to front. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks. Extractor. Radiator.

### OUTSIDE

### Parking

Allocated parking space in underground car park.

### Agent Note:

The vendor advises the lease is for 125 years commencing in 2008, with approximately 112 years remaining.

Service Charge - £88.00 (approx) per month

Ground Rent - £150.00 per annum

We advise any 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



Total = 600 sq ft / 55.7 sq m

For identification only - Not to scale



GROUND FLOOR

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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 807574



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

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