



85 Elgar Drive, Shefford, Bedfordshire. SG17 5RA

Satchells



## 1 Bedroom Apartment £160,000 Leasehold

This delightful modern apartment is perfectly suited for first-time buyers or those seeking a convenient, low-maintenance home. Situated on the second floor, this property offers excellent value and contemporary living.

- Allocated parking
- Double bedroom
- Modernised kitchen
- Open plan living
- Close to town centre
- Service charge £850 per annum
- Lease 63 years remaining - will be extended before completion
- Ground rent £175 per annum
- EPC rating C. Council tax band A

## Second Floor

### Entrance:

In the communal hall, outside the front door is a private useful storage cupboard. Enter through the main apartment door leads to all rooms. Large storage cupboard, currently used as a utility cupboard where the washing machine is fitted. Access to loft storage. Wood effect flooring. Pendant light.

### Open Plan Living/Kitchen:

Abt. 9' 1" x 20' 6" max (2.77m x 6.25m) A light and airy living space with a large double glazed bay window, bringing in lots of light to the side aspect. Access to storage cupboard. Electric radiator. Laminate wood effect flooring. Ceiling light. Leading to the: A modernised kitchen with a range of wall and base units with a breakfast bar perfect for dining. Laminate worktops. A built in electric hob, oven and extractor hood. Stainless steel sink with drainer. Space for a free-standing fridge freezer. Double glazed window to the side aspect. Ceiling light. Wood effect flooring.

### Bathroom:

Abt. 5' 1" x 6' 6" (1.55m x 1.98m) The bathroom comprises of a three-piece suite featuring a panelled bath with electric overhead shower, wash hand basin and WC. Tiles to splash back areas and a heated towel rail, combined to create a clean finish. Laminate flooring. Extractor fan. Ceiling light.

### Main Bedroom:

Abt. 7' 9" x 10' 5" (2.36m x 3.17m) A generous double bedroom with double glazed window to the rear aspect. Electric radiator. Built in wardrobe space. Carpet flooring. Pendant light.

### Outside

### Communal Grounds:

Outside, the property benefits use of communal gardens which is mainly laid to lawn, with a patio area and a separate area with use of communal washing lines. There is also allocated parking for residents.

## Additional Information

### About The Area:

Shefford is a charming and historic market town situated in the Central Bedfordshire district, approximately 10 miles south-east of Bedford and around 50 miles north of London. It offers the warmth and character of a close-knit community whilst providing a good range of everyday amenities and excellent road connections.

### Agents Note:

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

### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

## Material information:

We are advised by the seller/landlord of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: mains

Electric: mains

Drainage: mains

Flood risk: no/low

Mobile/Phone: ok

Tenure: Leasehold

Council Tax Band: A

Council tax payable: 1,593.85

Length of lease: 63 years but will be extended before completion

Ground Rent details: 175 per annum

Service charge Details: 850 per annum

For further material information please contact the office marketing this property.

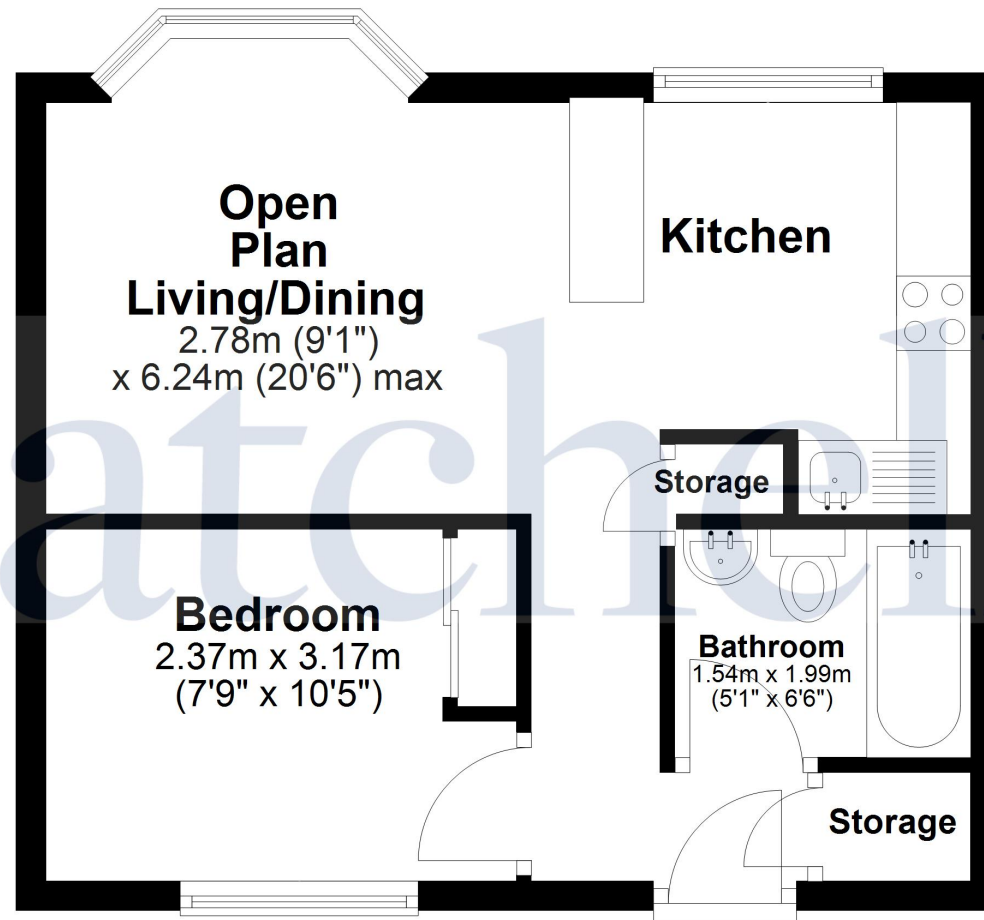




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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## Ground Floor



For illustration 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.