



Engayne Avenue

Sandy,
Bedfordshire, SG19 1BN
Leasehold £145,000

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properties

This stylish ground floor apartment offers contemporary living, designed with comfort and functionality in mind. The property features a bright and spacious open-plan lounge and kitchen, perfect for both relaxing and entertaining. The kitchen is fitted with modern units, seamlessly blending into the living area creating a sociable and practical space. The double bedroom provides a peaceful retreat, complemented by a modern three piece bathroom finished to a high standard.

- Gas central heating
- Open Plan kitchen/lounge
- One Bedroom Apartment
- Council Tax Band A / EPC Rating D
- Beautifully presented

Entrance Hall

Laminate flooring. radiator, door to storage area. Door to:

Bathroom

Laminate flooring, low level W.C, wash hand basin with vanity unit. Shower enclosure, radiator. UPVC double glazed obscured window to rear. Wall mounted extractor fan.

Kitchen/Lounge

19' 6" x 9' 4" (5.94m x 2.84m) - Laminate flooring. UPVC double glazed window to front and rear. Two radiators. Communal door entry phone. Wall and base units with work surface over. Breakfast bar. Stainless steel sink and drainer. Free standing washing machine, fridge freezer and oven included. Wall mounted boiler.

Bedroom

8' 4" x 8' 6" (2.54m x 2.59m) - Laminate flooring, radiator. UPVC double glazed window to front. Sliding doors to built in double wardrobe.

Exterior

One allocated parking space. Communal garden with washing line and lawned area to the rear of the property.



Agent's Notes

Lease Term Remaining – 93yrs

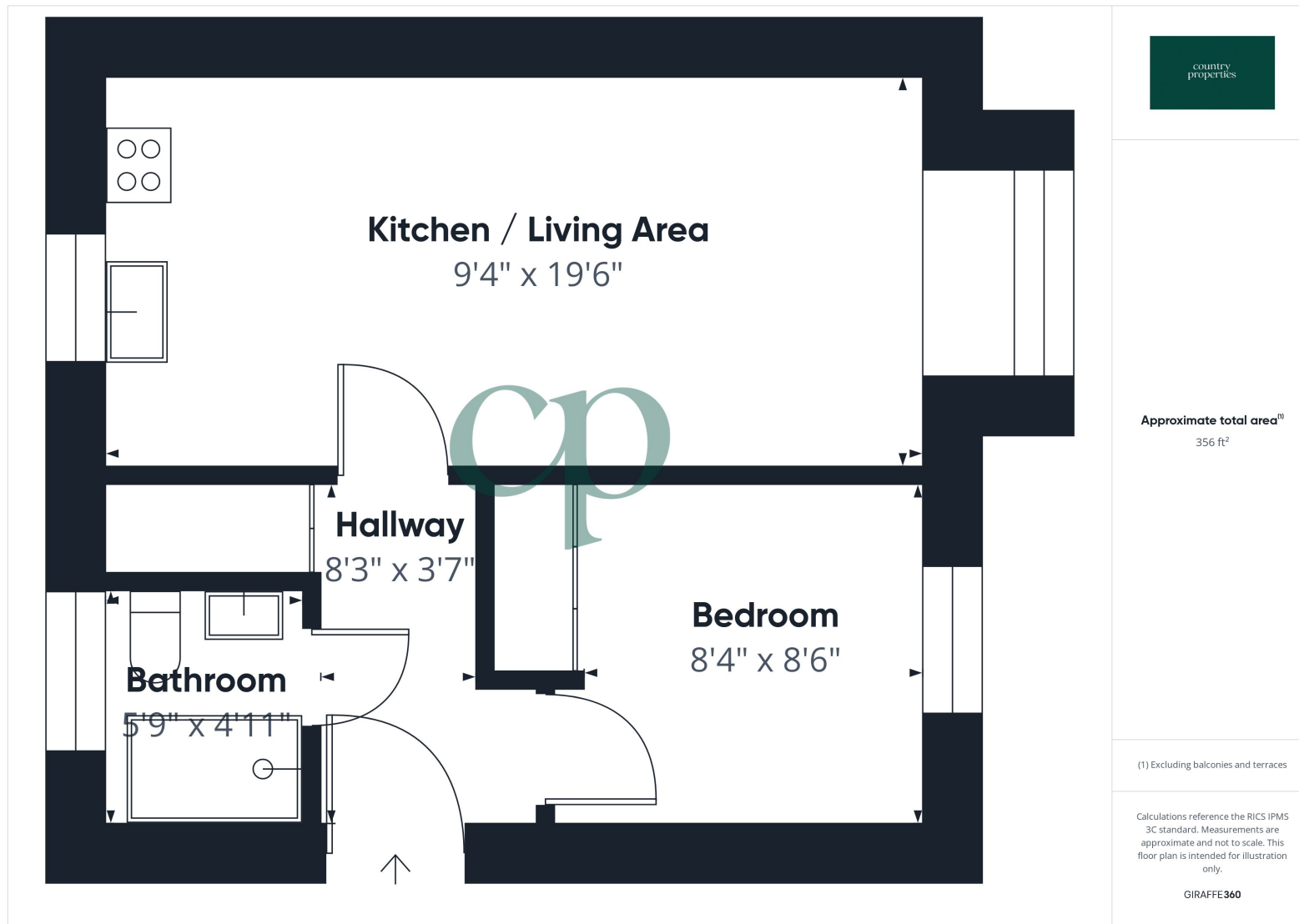
Ground Rent – £431.96 PA (£107.99 paid quarterly)

Service Charge – £625.64 PA (£156.41 paid quarterly)

Sandy

Sandy is a small town in East Bedfordshire which takes its name from the Sand Hills of its distinctive rural setting. Located on the Great North Road (A1) Sandy has the benefit of easy access to London (only 45 minutes by train), Stevenage, Bedford and Cambridge are all within close distance. It has a popular secondary school, Sandy Upper School and four primary schools along with nursery schools. Sandy has many other amenities that include supermarkets, shops, restaurants and public houses.





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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