



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	Very energy efficient - lower running costs	A
CO <sub>2</sub> 50 to 99	B	Highly efficient - lower running costs	B
CO <sub>2</sub> 100 to 149	C	Highly efficient - lower running costs	C
CO <sub>2</sub> 150 to 199	D	Medium energy efficient - lower running costs	D
CO <sub>2</sub> 200 to 249	E	Medium energy efficient - higher running costs	E
CO <sub>2</sub> 250 to 299	F	Medium energy inefficient - higher running costs	F
CO <sub>2</sub> 300+	G	Very inefficient - higher running costs	G

CO<sub>2</sub> emissions are measured in kg/m<sup>2</sup> per annum  
 CO<sub>2</sub> 50 to 99 = A  
 CO<sub>2</sub> 100 to 149 = B  
 CO<sub>2</sub> 150 to 199 = C  
 CO<sub>2</sub> 200 to 249 = D  
 CO<sub>2</sub> 250 to 299 = E  
 CO<sub>2</sub> 300+ = F  
 CO<sub>2</sub> 300+ = G

England, Wales & N. Ireland  
 2009/10 CO<sub>2</sub> Emissions  
 2010/11 CO<sub>2</sub> Emissions

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Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given us a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

A modern, well presented two bedroom ground floor apartment situated close to all local amenities. EPC rating B.



- Offered with no upward chain
- Fully fitted kitchen with integrated appliances
- Juliette balcony in lounge
- Walking distance to Shefford town centre
- Secure underground parking
- Ideal first time buy or investment opportunity

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## Ground Floor

**Communal Entrance** Enter via intercom entry system into communal entrance hallway.

**Entrance Hall** Doors to all rooms. Large storage cupboard. Wood effect flooring. Radiator.

**Open Plan Kitchen/Lounge** 17' 4" x 17' 3" (5.28m x 5.26m)

**Kitchen** Fitted with a range of eye and base level units with rolled edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer taps over. Integrated electric oven with gas hob and stainless steel extractor hood over. Integrated fridge/freezer. Integrated washing machine and dishwasher. Wood effect flooring. Open plan into lounge area.

**Lounge** Double glazed French doors with wing window opening to Juliette balcony. Two radiators. Wood effect flooring.

**Bedroom 1** 17' 2" x 8' 3" (5.23m x 2.51m) Double glazed window to front aspect. Radiator. Door to:

**En-Suite** Fitted with a three piece suite comprising shower cubicle, low level WC and pedestal mounted wash hand basin. Tiled splashbacks. Shaver point and extractor fan.

**Bedroom 2** Double glazed window to front aspect. Radiator.

**Bathroom** Fitted with a three piece suite comprising panel enclosed bath with shower over and glass side screen, low level WC and pedestal mounted wash hand basin. Shaver point and extractor fan.

## Outside

**Allocated Parking** One underground allocated parking space.

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