



# River View

Shefford,  
Bedfordshire, SG17 5FN  
Offers in Excess of £170,000

country  
properties

An ideal first-time buyer or investment purchase, this well-presented first-floor one-bedroom apartment is just a short walk from the High Street, amenities, and local bus routes.

- Well-presented first-floor one-bedroom apartment
- Ideal first time buy or investment with approx. rental income of 1,050pcm
- Bright and well-proportioned accommodation
- Living area with juliet balcony
- Short stroll to the High Street and local amenities
- Convenient access to local bus links
- A short drive to Arlesey & Hitchin station providing rail links into London
- Countryside & riverside walks on your doorstep - perfect for walking the dog

## Ground Floor

### Communal Entrance

Double glazed door with intercom entry system. Stairs rising to first floor apartment.

## First Floor

### Entrance Hall

Telephone entry phone. Wood effect flooring. Two large storage cupboards. Doors into all rooms.

### Kitchen/Living Room

17' 10" x 12' 8" (5.44m x 3.86m) Double glazed French doors opening to Juliette balcony. Open plan to kitchen area. Kitchen area fitted with a range of eye base level units with rolled complimentary work surfaces over. Inset stainless steel sink with drainer unit with mixer taps over. Tiled splash backs. Built in electric oven with 4 ring gas hob and stainless steel extractor hood over. Integrated fridge/freezer. Integrated washing machine. Radiator.



## Bedroom

12' 7" x 10' 2" (3.84m x 3.10m) Double glazed window to side. Radiator.

## Bathroom

Obscure double glazed window to side. Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Tiled Floor. Extractor Fan. Radiator.

## Outside

## Parking

Allocated parking for one car.

## AGENT NOTE:

The vendor informs us there is a 125 year lease starting from September 2008.

Service charge payments of £176 pcm and ground rent of £100 per annum which includes building insurance.

Peabody Housing Group is the management agent.

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

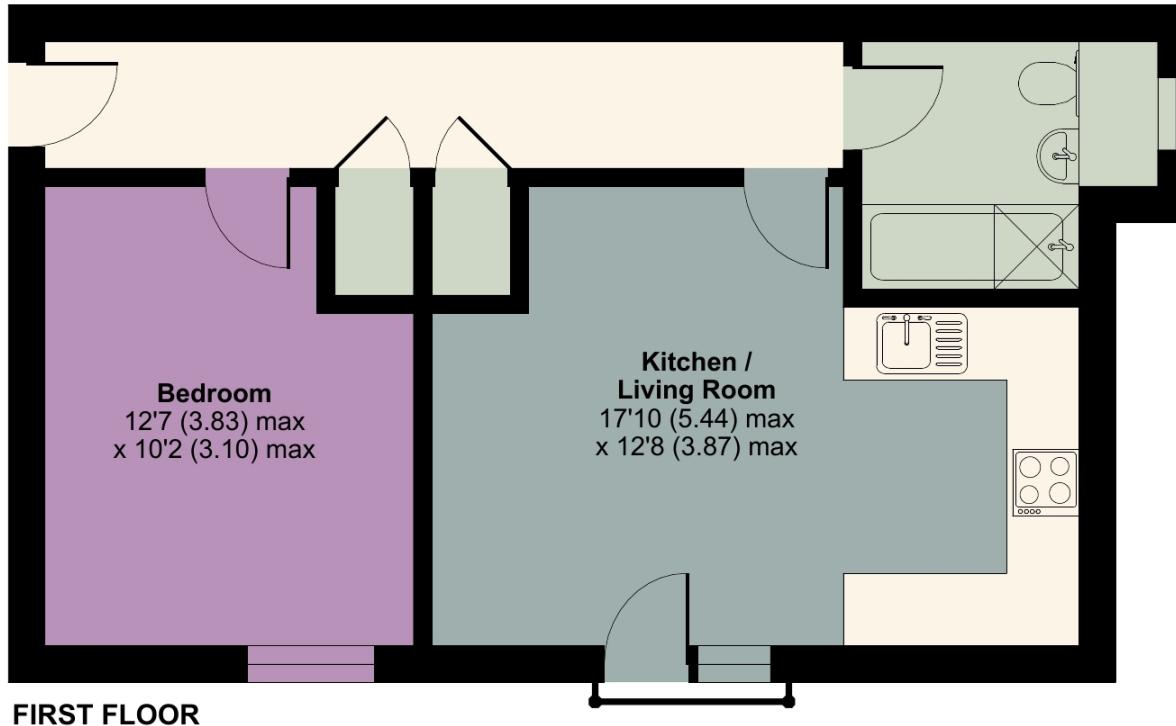
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 483 sq ft / 44.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.  
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Viewing by appointment only

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