



Swansholme Garden Court, Sandy, Bedfordshire. SG19 1EG



Satchells



2 Bedroom Flat

Offers Over £200,000

Share of Freehold

Immaculately presented throughout! This two-bedroom apartment boasts spacious living, a large balcony, single garage, communal garden and allocated parking!

- Two bedroom apartment
- Single garage
- Allocated parking
- Immaculate condition
- Large balcony
- Communal gardens
- Close to town
- Share of Freehold
- Lease - 158 years remaining
- Ground rent - £600 per year
- EPC rating C. Council tax band B

First Floor:**Entrance Hallway:**

Upvc front door opens into the entrance hallway. Carpeted. Ceiling light. Radiator.

Living Room:

Abt. 15' 2" x 12' 7" (4.62m x 3.84m) A spacious and bright living room with double glazed patio door opening out onto the balcony measuring 17'2" x 5'7" (5.23m x 1.70m). Carpeted. Ceiling light. Radiator. Door to:

Kitchen:

Abt. 9' 9" x 6' 8" max (2.97m x 2.03m max) A modern fitted kitchen comprising a range of matching wall and base units with complimenting worksurface. Stainless steel sink and drainer with mixer tap. Splash back tiles. Integrated single electric oven with four ring gas hob and extractor fan above. Freestanding washing machine and fridge/freezer (separate negotiation). Tile effect flooring. Ceiling light. Double glazed window to rear aspect.

Bedroom One:

Abt. 13' 3" x 9' 6" (4.04m x 2.90m) A generous double bedroom with double glazed window overlooking the side aspect. Built-in

storage cupboard. Large mirrored double wardrobe to remain. Carpeted. Ceiling light. Radiator.

Bedroom Two:

Abt. 7' 4" x 10' 0" (2.24m x 3.05m) A small double bedroom with double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

Bathroom:

A modern three piece suite comprising a low level WC, wash hand basin and panelled bath with shower over. Stainless steel heated towel rail. Fully tiled walls. Tile effect flooring. Double glazed window to side aspect. Storage cupboard housing boiler.

Outside:**Communal Gardens:**

The communal gardens are mainly laid to lawn with a range of mature trees and shrubs. Stairs rise to the first floor landing with front door into the property.

Single Garage and Parking:

There is a single garage en-bloc to the side of the property with allocated parking in front for one car.

About the area:

Sandy & Surrounding:

Located in a popular area conveniently situated within strolling distance of Sandy town centre and mainline train station.

Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough to the North and London Kings Cross, St Pancras and beyond to the South. The town centre offers a variety of shops and restaurants. Within the town there is also a church, a range of schools, Sports centre and doctors.

Additional Information:

Agents Note:

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

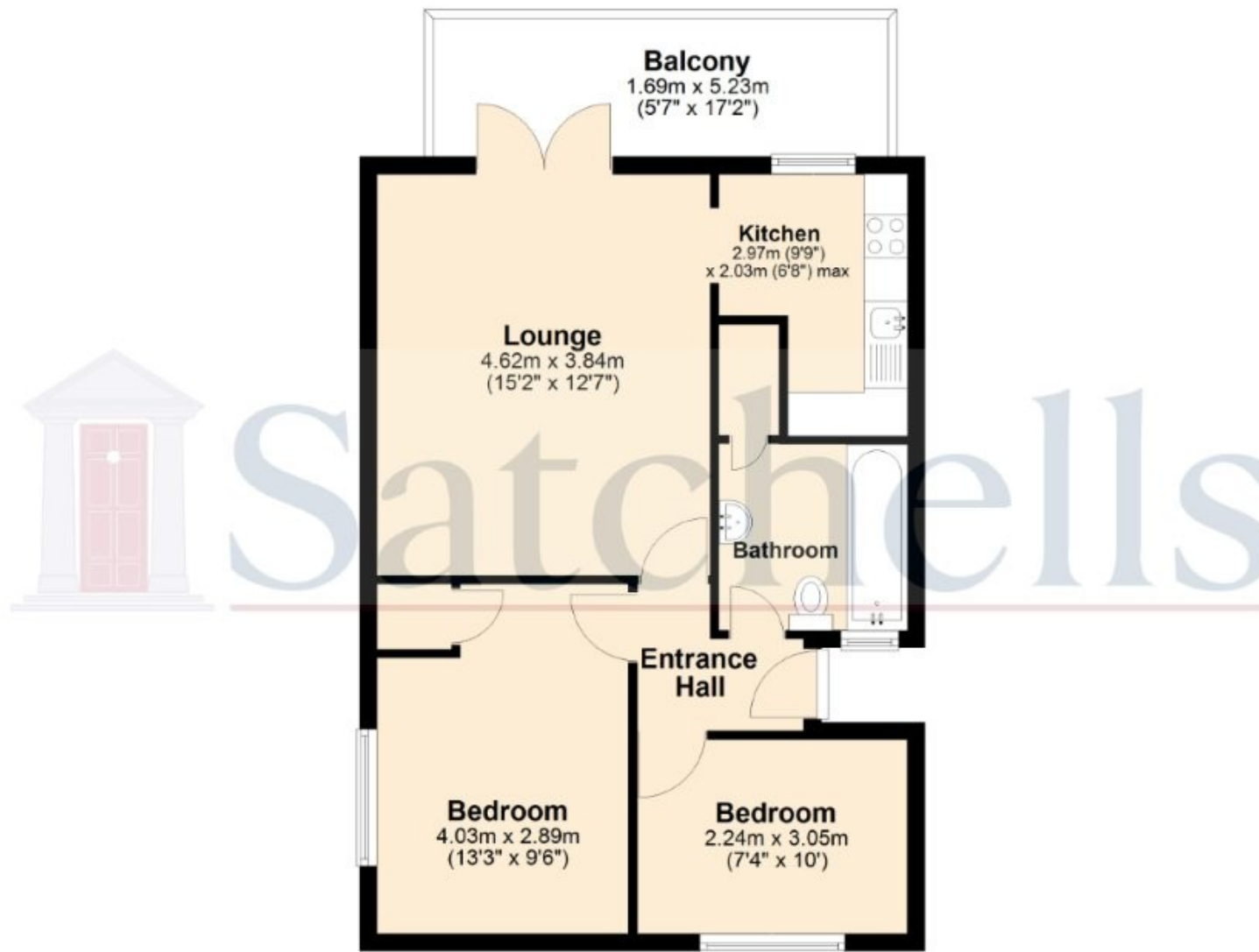




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First Floor



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.