



Wycklond Close

Stotfold,
Bedfordshire, SG5 4JP
O.I.E.O £200,000

country
properties

This well-presented ground floor apartment offers a newly fitted modern kitchen, a spacious lounge, and two double bedrooms—one of which could be conveniently used as a dining room or home office. The property also benefits from one allocated parking space and is ideally located close to local amenities and transport links.

- Allocated parking space & visitor parking
- Redecorated throughout
- Updated Kitchen
- Re-fitted shower room
- Ideal first time buy or investment purchase
- Private entrance
- Close to local amenities

INTERNAL

GROUND FLOOR

Entrance Hall

Fitted carpet. Radiator. Storage cupboard. Doors to all rooms.

Kitchen

8' 2" x 8' 1" (2.48m x 2.46m)

Newly fitted kitchen with range of wall and base units with worksurfaces over and matching splashbacks. Inset one and half stainless steel sink and drainer with swan neck mixer tap over. Integrated electric eye level oven and inset hob with extractor fan over and glass splashback. Wall mounted combination boiler serviced annually. Space and plumbing for washing machine. Space for fridge/freezer. Wood effect vinyl flooring. Window to front aspect.



Living Room

13' 6" x 11' 10" (4.12m x 3.60m)

Corner window to side and rear aspect and smaller single window to rear aspect. Fitted carpet. Radiator.

Dining Room / Bedroom Two

9' 6" (max) x 7' 5" (max) (2.90m max x 2.27m max)

Window to front aspect. Fitted carpet. Radiator.

Bedroom One

10' 8" x 10' 2" (3.24m x 3.10m)

Window to rear aspect. Fitted carpet. Radiator.

Shower Room

Re-fitted shower room with white suite comprising pedestal wash hand basin, low level WC and double shower cubicle. Tiled splashback walls. Extractor fan. Shaver point. Wood effect vinyl flooring. Radiator.

Store

7' 5" x 3' 2" (2.26m x 0.97m)

OUTSIDE

Parking

Allocated parking space for one car plus visitor spaces.

Agents Note

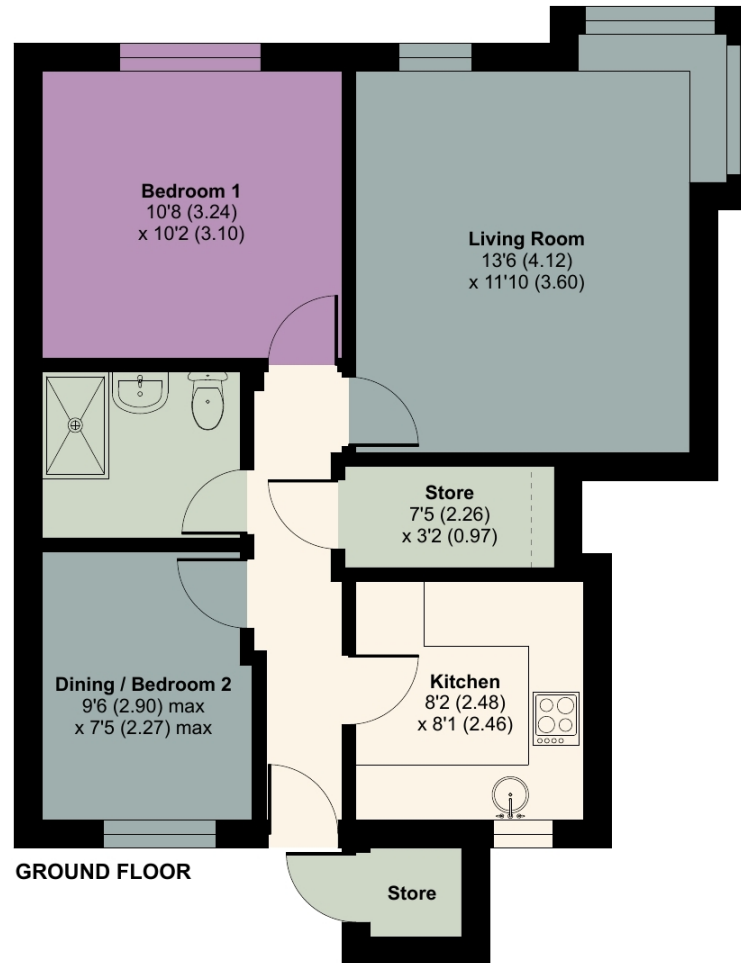
Length of lease 150 years from 24 June 1990

The vendor informs us that the current annual service charge is £634 pa and ground rent £50 paid 6 monthly.

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



Denotes restricted
head height



Approximate Area = 564 sq ft / 52.3 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Store = 10 sq ft / 0.9 sq m
 Total = 577 sq ft / 53.4 sq m
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1375129



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Viewing by appointment only

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