



23, High Street
Shefford,
Bedfordshire, SG17 5DD
£200,000

*country
properties*

This beautifully presented two bedroom GROUND FLOOR apartment has been modernised throughout and is ideally located on the High Street with local amenities and a bus stop on your doorstep - Just move in!

- No upward chain
- Feature private entrance door with ornate canopy over
- Stylish kitchen and bathroom
- Allocated parking space plus further guest parking
- 99 Year lease from 2021
- Close to bus stop for access to Bedford, Hitchin & Biggleswade
- Ideal first time buy of investment purchase with an approximate rental income of £975 pcm

GROUND FLOOR

Entrance

Ornate canopy with reception door opening into:

Entrance Hall

Wood effect flooring. Storage cupboard. Radiator. Doors into all rooms.

Living/Dining Room

13' 2" (max) x 12' 11" (max) (4.01m x 3.94m) Double glazed window to front. Wood effect flooring. Radiator.

Kitchen

9' 5" x 5' 9" (2.87m x 1.75m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Built in oven with electric hob over. Wall mounted gas boiler. Space for fridge/freezer. Space and plumbing for washing machine. Wood effect flooring.

Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) Two double glazed windows (including one bay window) to rear. Radiator. Wood effect flooring.



Bedroom 2

11' 9" x 9' 11" (3.58m x 3.02m) Two double glazed windows to rear. Radiator. Wood effect flooring.

Bathroom

Three piece suite comprising tile enclosed bath with shower over and folding glass side screen, low level wc and vanity wash hand basin. Fully tiled walls and tiled flooring.

OUTSIDE

Parking

Accessed to the rear of the property via Old Bridge Way, turn left just before Morrisons car park, through the entrance and turn right, the parking space is on the right marked 23 HS (High Street) - all parking is labelled.

There are an additional 4 visitor parking spaces available.

AGENT NOTE:

The vendor informs us there is a lease associated with this property of 99 years from 2021.

** Service Charge: £1,020 per annum payable half yearly

** Ground rent: Will rise for a new owner on completion to £1,500 and is payable half yearly

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

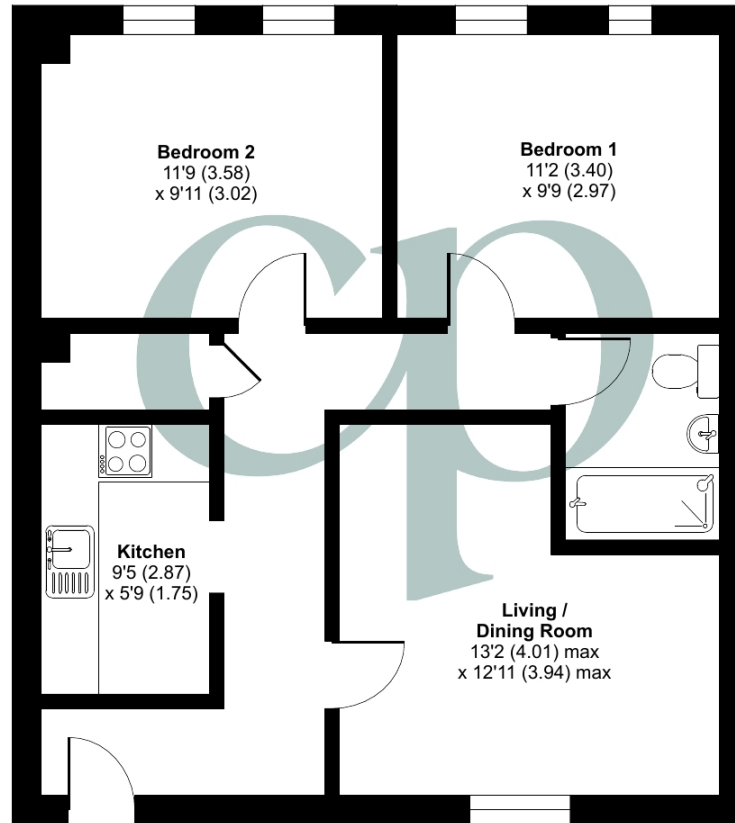
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



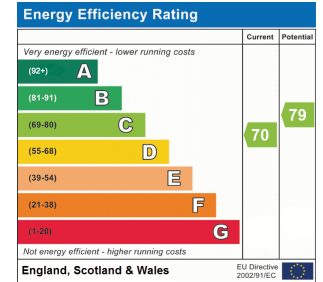


Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1105936

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

Viewing by appointment only

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