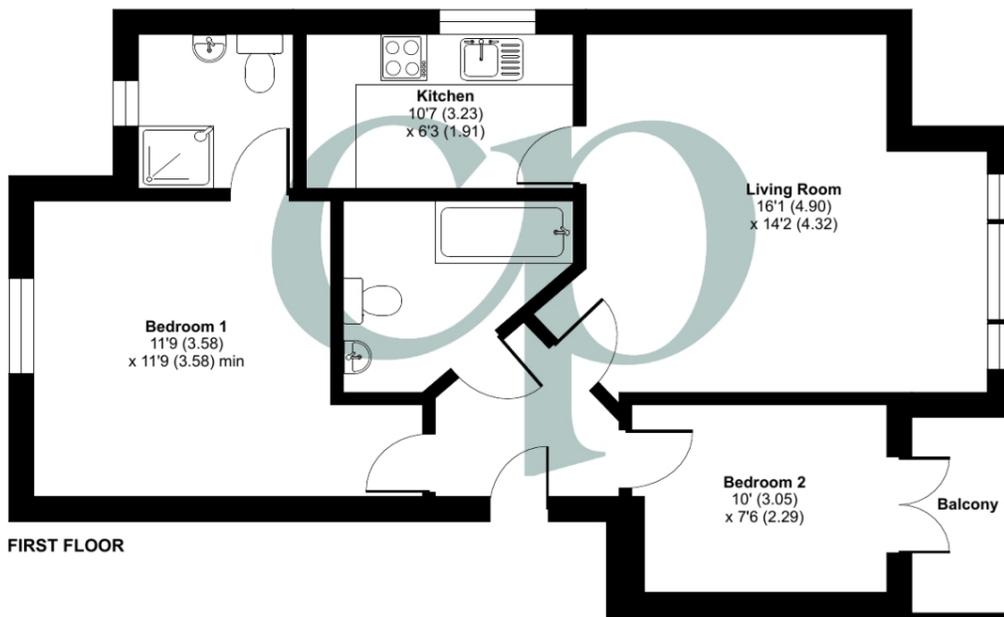




Approximate Area = 676 sq ft / 62.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1094949

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This well presented CHAIN FREE first floor apartment is only a short walk to Shefford town centre offering a variety of shops, restaurants and amenities.

- Ideal first time buy or investment purchase with rental income of approx £975 pcm
- Fully integrated kitchen
- Under floor heating throughout
- Main bedroom with en-suite shower room
- Bedroom 2 with double doors opening onto the balcony
- Allocated parking space
- Leasehold with 105 years remaining

Ground Floor

Communal Entrance Hall

Door into entrance hall. Stairs rising to first floor with door to apartment.

First Floor

Entrance Hall

Security intercom system. Wood effect flooring with underfloor heating. Doors into living room, both bedrooms and bathroom.

Living Room

16' 1" (max) x 14' 2" (max) (4.90m x 4.32m) Three double glazed windows to front. Wood effect flooring with underfloor heating. Door into:

Kitchen

10' 7" x 6' 3" (3.23m x 1.91m) A range of wall and base level units with complementary work surfaces and upstands. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven (installed in 2020) and gas hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer, washing machine and slimline dishwasher. Wall mounted cupboard housing gas boiler - installed in February 2020. Ceramic tiled flooring with under floor heating. Double glazed window to side.

Bedroom 1

11' 9" x 11' 9" (min) (3.58m x 3.58m) Double glazed window to rear. Wood effect flooring with underfloor heating. Door into:

En-Suite Shower Room

Three piece white suite comprising low level wc, pedestal wash hand basin and shower cubicle. Partially tiled walls. Ceramic tiled flooring with under floor heating. Extractor fan. Obscure double glazed window to rear.

Bedroom 2

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed French doors leading to balcony, enclosed with wrought iron railings. Wood effect flooring with under floor heating.

Bathroom

Three piece suite comprising low level wc, pedestal wash hand basin and panel enclosed bath with mixer tap over. Extractor fan. Partially tiled walls and ceramic tiled flooring with underfloor heating.

OUTSIDE

Parking

Block paved parking area to the front with allocated parking space - numbered 3.

AGENT NOTE:

The vendor informs the lease is 125 years from 2004 - 105 years remaining

**Ground Rent: £200 per annum.

**Service charge of £1,207 per annum.

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

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

