



Rivermead Court

LANGFORD,
Bedfordshire, SG18 9RW
£245,000

country
properties

This immaculately presented 2 bedroom apartment with a balcony overlooking Langford's River Ivel and stunning countryside is being offered CHAIN FREE.

- Balcony with River Ivel views
- Offered with no upward chain
- Spacious Kitchen / Diner
- New kitchen with integrated oven and gas hob
- Private courtyard development
- Allocated off road parking for one car plus further visitors parking
- Private entrance door

GROUND FLOOR

Entrance hall

Stairs rising to first floor.

FIRST FLOOR

Kitchen/ Diner

17' 0" x 6' 10" (5.18m x 2.08m) Fitted kitchen with a range of wall and base units and worksurfaces over. One and a half bowl stainless steel sink and drainer with swan neck mixer tap over. Tiled splashbacks. Integrated oven and gas hob with extractor fan over. Two windows to front aspect. Radiator. Tiled flooring.

Living Room

14' 8" x 10' 2" (4.47m x 3.10m) Open plan to kitchen/diner. Fitted carpet. Sliding double doors onto a balcony with River Ivel views.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m) Window to rear. Built in wardrobes. Radiator.

Bedroom Two

11' 5" x 6' 7" (3.48m x 2.01m) Window to rear. Built in wardrobe. Radiator.



Shower Room

Shower room comprising low level WC, vanity wash hand basin and walk in double shower cubicle. Heated towel rail. Tiled wall. Wood effect laminate flooring. Window to front aspect.

OUTSIDE

Communal Gardens

Well maintained communal gardens mainly laid to lawn, with mature trees and shrubs.

Parking

Allocated off road parking for one car plus visitors parking spaces.

OTHER INFORMATION

Agents Note

Length of lease: 990 years from 3 August 1984

The vendor informs us that the current annual service charge is £932.80.

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

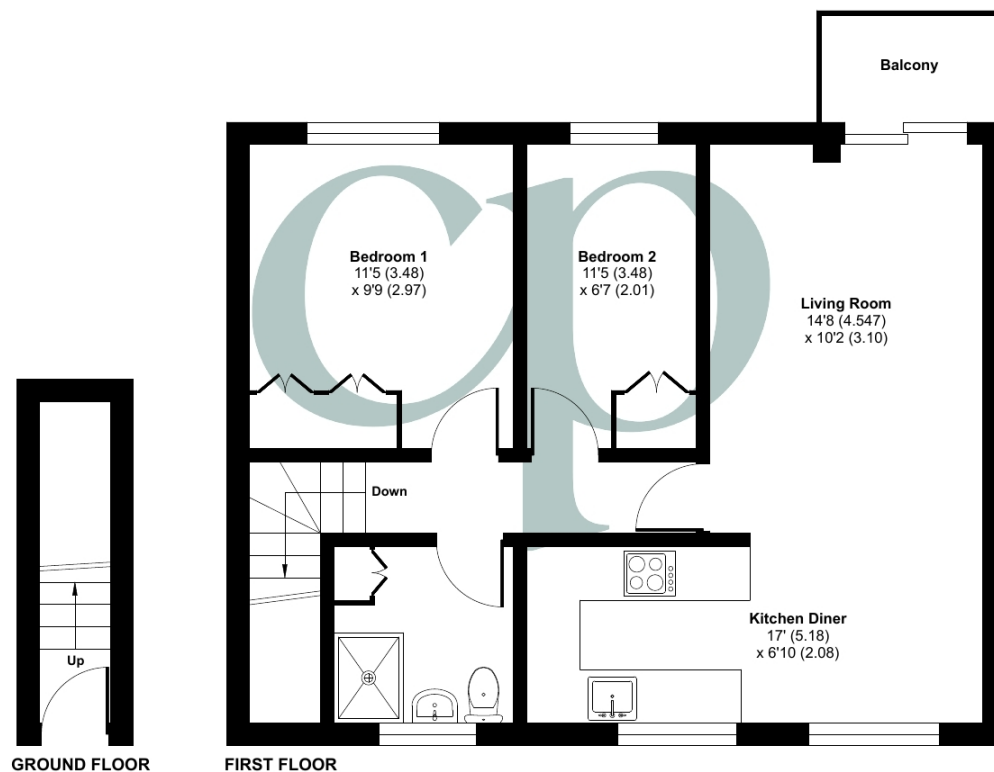
No pets allowed at this property.





Approximate Area = 622 sq ft / 57.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	76
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	62
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1167192

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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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