



7, Old Station Way

Shefford,
Bedfordshire, SG17 5ED
Offers in excess of £160,000

country
properties

Make your mark on this 2 bedroom first floor apartment with well maintained communal gardens, garage and parking, situated in a central location within the popular market town of Shefford.

- Upper chain in place
- Separate kitchen
- 17'3ft spacious living/dining room
- Electric storage heaters
- Garage and off road parking
- Well maintained communal gardens
- Ideally located close to the High Street with shops, pubs and restaurants

GROUND FLOOR

Communal Entrance

Key pad entry phone system. Stairs rising to the apartment.

FIRST FLOOR

Entrance

Communal landing serving just two apartments. Door into:

Living/Dining Room

17' 3" x 12' 4" (5.26m x 3.76m) Dual aspect room with double glazed windows to rear and side aspects. Electric storage heater. Door into:

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m) A range of wall and base level units with worksurfaces over. Space and plumbing for washing machine. Space for free standing fridge/freezer. Space for electric oven. Stainless steel sink with drainer. Tiled flooring. Double glazed window to rear.

Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) Double glazed window to front. Electric heater.

Bedroom 2

11' 2" x 7' 5" (3.40m x 2.26m) Double glazed window to front. Electric heater.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over, wash hand basin and low level wc. Tiled flooring. Extractor fan.



OUTSIDE

Communal Gardens

The gardens to both the front and rear are well maintained. The communal rear garden is for the residents to have the use of, along with outdoor seating. The gardens are maintained within an annual service charge.

Single Garage

En bloc with up & over door.

Parking

There is a communal parking area for residents of the apartments.

Agents Note:

The property is subject to a Management Company - Town Meadow Residents Association.

**Lease - 999 Year lease from 2015.

**Ground Rent £60 per annum.

**Maintenance charge £84 per month to include weekly cleaning of communal areas, buildings insurance, exterior decorating and the upkeep of communal garden areas.

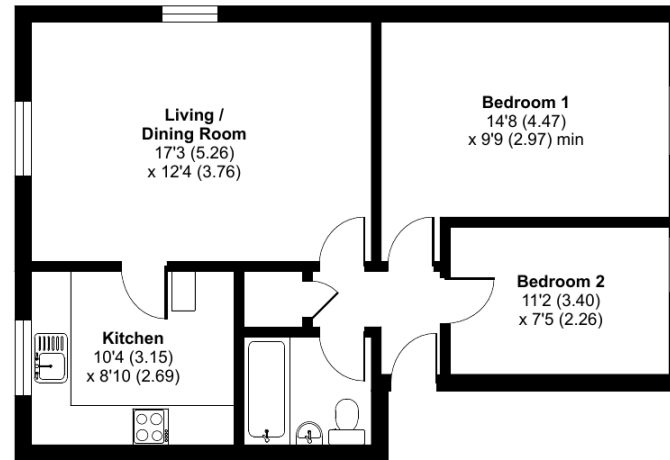
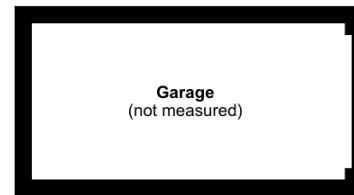
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 644 sq ft / 59.8 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	58	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1089063

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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