



89, River View

Shefford,
Bedfordshire, SG17 5FN
£192,000

country
properties

****The owner is in the process of extending the lease and the new lease will be a 172 year lease.**

This 2 bedroom 2nd floor apartment with undercroft parking is well positioned for local amenities and is an ideal first time buy or investment with approx £1,200 pcm.

- 21ft open plan kitchen/dining room
- Secure remote controlled secure undercroft parking for 1 car
- Main bedroom with en suite shower room
- Video security intercom system
- Just a short walk to town centre and countryside walks
- Excellent road links to A507 and A1M

Ground Floor

First Floor Communal Entrance Hall

Stairs rising to second floor apartment.

Second Floor

Entrance Hall

Loft access. Radiator. Shelved airing cupboard housing MegaFlo hot water tank. Video security intercom system. Doors into all rooms.

Kitchen/Living Room

21' 0" x 12' 4" (6.40m x 3.76m) Fitted with wall and base units fitted with roll edge work surfaces over with tiled splashbacks. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Built-in electric oven with gas hob and stainless steel extractor hood over. Space for fridge freezer. Space for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator. Box window with double glazed window to rear aspect. Radiator. Open plan to living room.

Living Room:

Double glazed double doors with wing window with Juliette balcony. Two radiators.

Bedroom 1

16' 8" x 11' 5" (5.08m x 3.48m) Double glazed window to side aspect. Radiator. Door leading to en-suite.



En-suite

Shower cubicle. Low level wc. Pedestal wash hand basin. Chrome heated towel rail. Tiled splashbacks. Extractor fan. Shaver point.

Bedroom 2

10' 10" x 7' 6" (3.30m x 2.29m) Double glazed window to side aspect. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen. Pedestal wash hand basin. Low level wc. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Shaver point.

Outside

Communal Area

Bin store. Access to underground parking and path to communal door.

Parking

Allocated parking in secure undercroft car park, via fob entry electric roller door. No.53.

Agents Note

The owner advises the following:
Ground rent Not applicable
Service charge £164.89 per month
Leasehold with **83 years remaining
**The owner is in the process of extending the lease and the new lease will be 172 year lease.

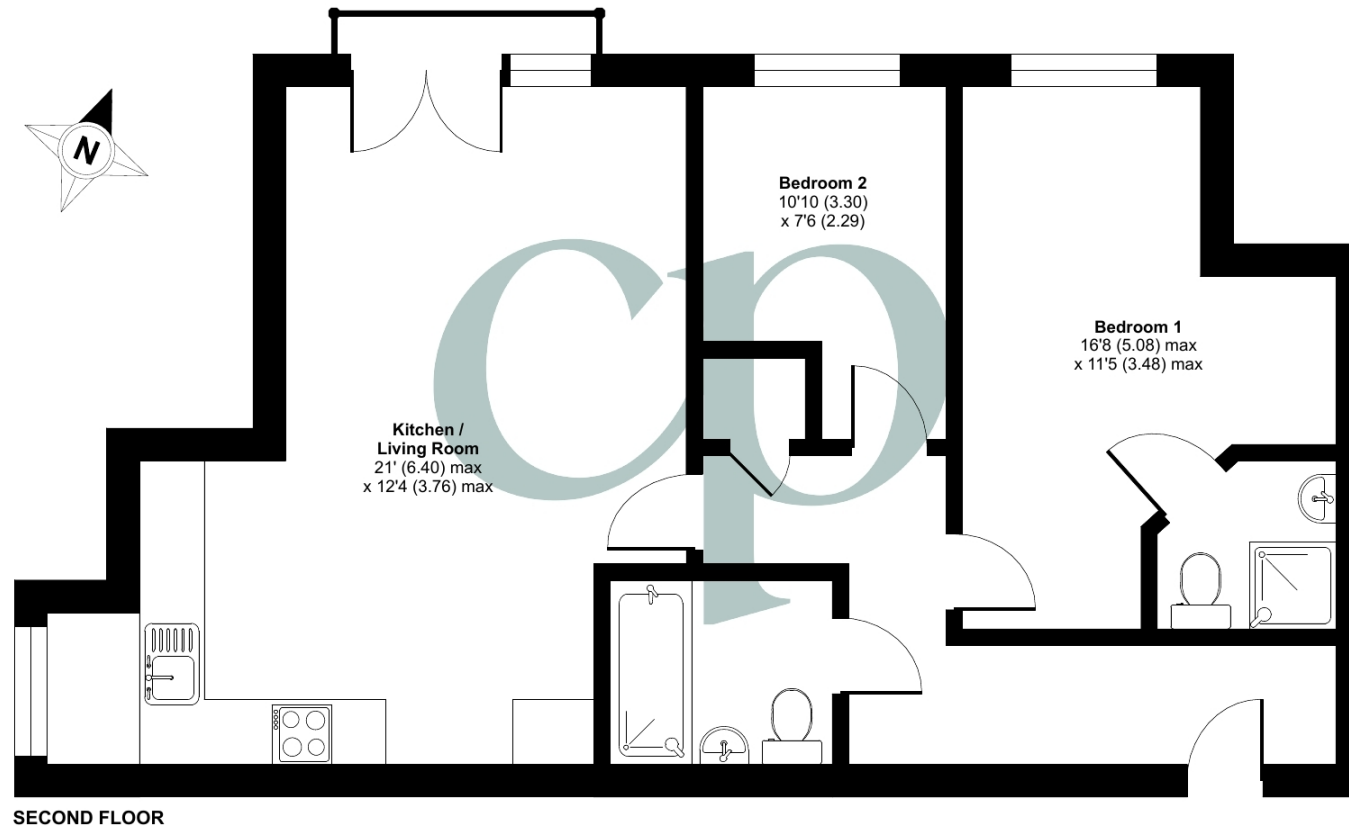
We would advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)		
(69-80)	B	81
(55-68)	C	
(39-54)	D	
(21-38)	E	
(1-20)	F	
	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 2024. Produced for Country Properties. REF: 1225035

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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