



Richard Daniels House

Flat 7, High Street, Shefford,
Bedfordshire, SG17 5DD

O.I.E.O £130,000

country
properties

This one bedroom first floor apartment is located in the heart of Shefford town centre offering a variety of amenities and bus routes on your doorstep. EPC Band C

- Ideal first time buy or investment purchase with approx rental £850pcm
- First floor apartment with lift available
- Open plan kitchen/living area
- Lift access
- Allocated parking space for 1 car + visitors parking
- Town centre location with a variety of shops, pubs and restaurants on your doorstep

GROUND FLOOR

Communal Entrance Hall

Stairs rising to the first floor apartment, with lift available.

FIRST FLOOR

Entrance Hall

Security entrance phone. Laminate flooring. Airing cupboard housing hot water cylinder. Storage cupboard plus further walk-in storage cupboard. Doors into all rooms.

Living/Kitchen Breakfast Area

Box tilt & turn bay window to side. Laminate flooring.

Kitchen Area: A range of wall and base units with wood effect worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Space for fridge. Space for electric cooker. Space for washing machine. Breakfast bar.



Bedroom

Tilt & turn window to side. Electric storage heater.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over and glass side screen, low level wc and wash hand basin. Partially tiled walls. Electric wall heater.

OUTSIDE

Parking

Allocated parking space (7) for 1 car in carpark to the side of Richard Daniels House.

Agents Note

Service Charge is approx £117.00 per month

Ground Rent is approx £ 90 per annum

Buildings Insurance - all flats contribute approx £142.59 per annum

Lease is 125yrs from January 1989

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

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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