



River View, Shefford, Bedfordshire. SG17 5FL





2 Bedroom Flat

Guide Price £185,000 Leasehold

* No Chain ** This stylish, spacious two double bedroom first floor apartment, located on the edge of the popular River View development in Shefford. The apartment comprises an entrance hall, a large open plan living and dining area with balcony, a contemporary fitted kitchen, two double bedrooms with the master boasting an en-suite shower room, and a family bathroom. Externally, secure allocated parking is provided for one vehicle and the River View development.

- NO CHAIN
- Two double bedrooms
- Built-in wardrobes to principal bedroom
- En-suite to principal bedroom
- Long lease
- Gas central heating
- Upvc double glazing
- Underground parking
- EPC rating B. Council tax band B

Ground Floor:**Communal Entrance:**

Stairs rising to first floor apartments.

First Floor:**Entrance Hall:**

Two storage cupboards.

Lounge:

Abt. 16' 4" x 13' 9" (4.98m x 4.19m) Two Upvc double glazed windows to front. Upvc double glazed patio doors to Juliet balcony. Radiator.

Kitchen:

Abt. 7' 3" x 7' 5" (2.21m x 2.26m) Upvc double glazed window to front. Fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel sink and drainer. Gas oven and hob with extractor hood over. Washing machine. Integrated fridge/freezer. Tiled splash backs. Central heating boiler.

Master Bedroom:

Abt. 13' 1" x 10' 2" (3.99m x 3.10m) Upvc double glazed window to side. Radiator. Door to:

En-Suite:

Suite comprising shower cubicle, wash hand basin and low level WC. Part walled tiles. Radiator.

Bedroom Two:

Abt. 13' 1" x 10' 2" (3.99m x 3.10m) Upvc double glazed window to side. Radiator.

Bathroom:

Upvc double glazed opaque window to front. Suite comprising bath with mixer taps with shower over and shower screen, wash hand basin and low level WC. Part tiled walls. Shaver point. Radiator.

Outside:**Parking:**

Underground parking available.

Additional Information:**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.

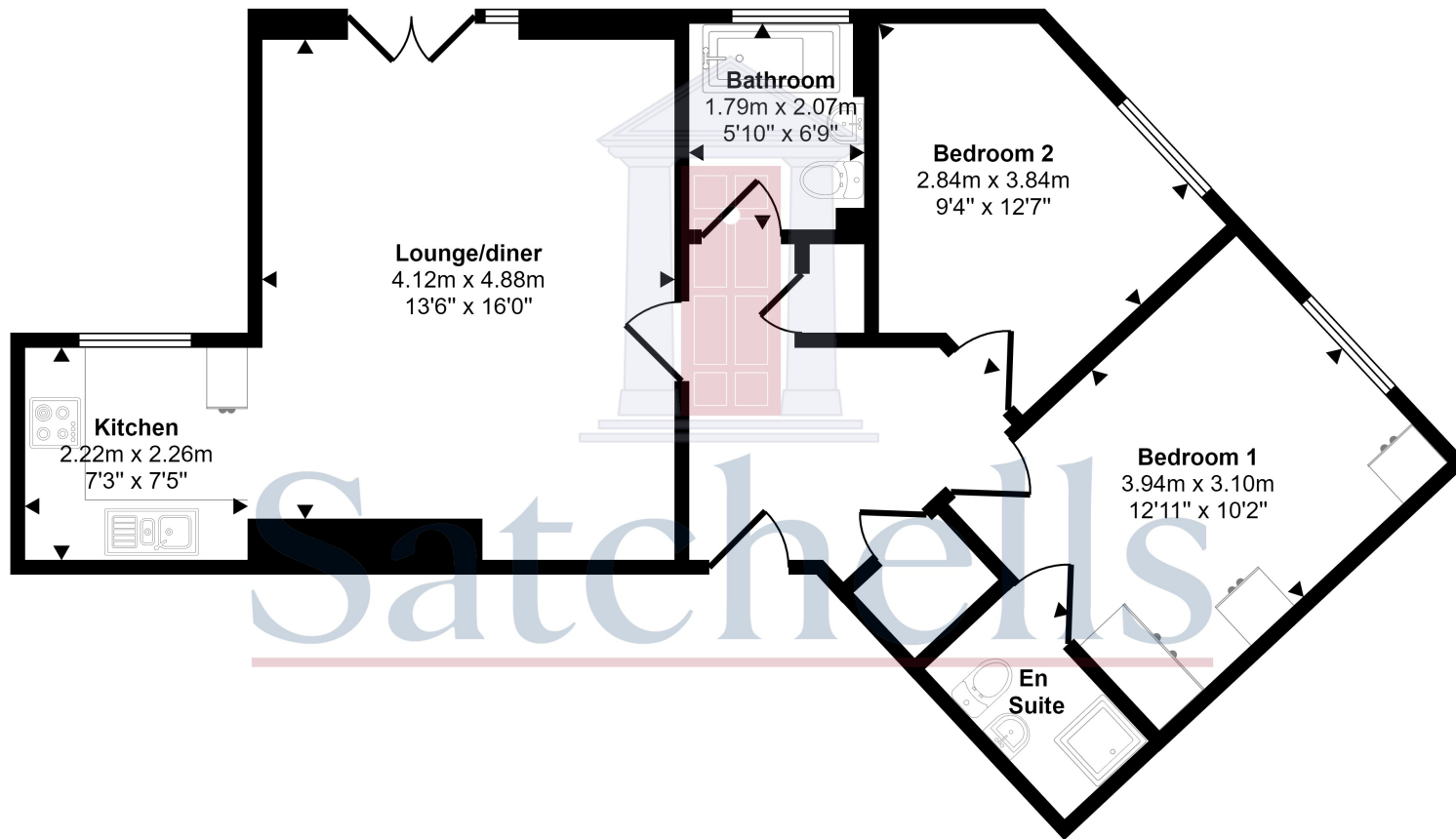




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Approx Gross Internal Area
67 sq m / 722 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.