



River View, Shefford, Bedfordshire. SG17 5FL







## 1 Bedroom Ground Floor Flat

### Offers in Excess of £165,000 Leasehold

Satchells are proud to present this beautifully presented one bedroom ground floor flat in River View. This property is ideal for a first-time purchase or even an investment opportunity. Close to the town centre and benefitting from secure underground parking. Please call to register your interest.

- One bedroom ground floor flat
- Large open plan living/dining/kitchen area
- Secure underground parking
- Recently refurbished
- Suitable investment purchase
- Juliet balcony
- Close to town centre
- Plenty of storage
- Popular development
- EPC rating B. Council tax band A

## Ground Floor:

### Entrance Hallway:

Karndean flooring throughout. Doors to all rooms. Intercom system.

### Master Bedroom:

Abt. 11' 4" x 10' 8" (3.45m x 3.25m) Free standing storage area. Fitted curtains. Radiator. Karndean flooring.

### Bathroom:

Abt. 6' 5" x 5' 4" (1.96m x 1.63m) Three piece suite comprising fitted tub with wall mounted shower, low level flush WC and wash hand basin with splash back tiling. Radiator.

### Living Area/Kitchen:

Abt. 17' 5" x 12' 6" (5.31m x 3.81m) Open plan living with Juliet balcony. Dining area  
Fitted curtains. Radiator.

Kitchen area: Range of wall and base units. Oven with hob. Fitted fridge and freezer. Stainless steel sink. Boiler.

## Outside:

### Gardens and Parking:

Communal gardens .One allocated parking space in underground car park.

## Additional Information:

### Lease and Charges.

Leasehold property.

Service charge: £185 pcm.

Ground rent: £300 pa.

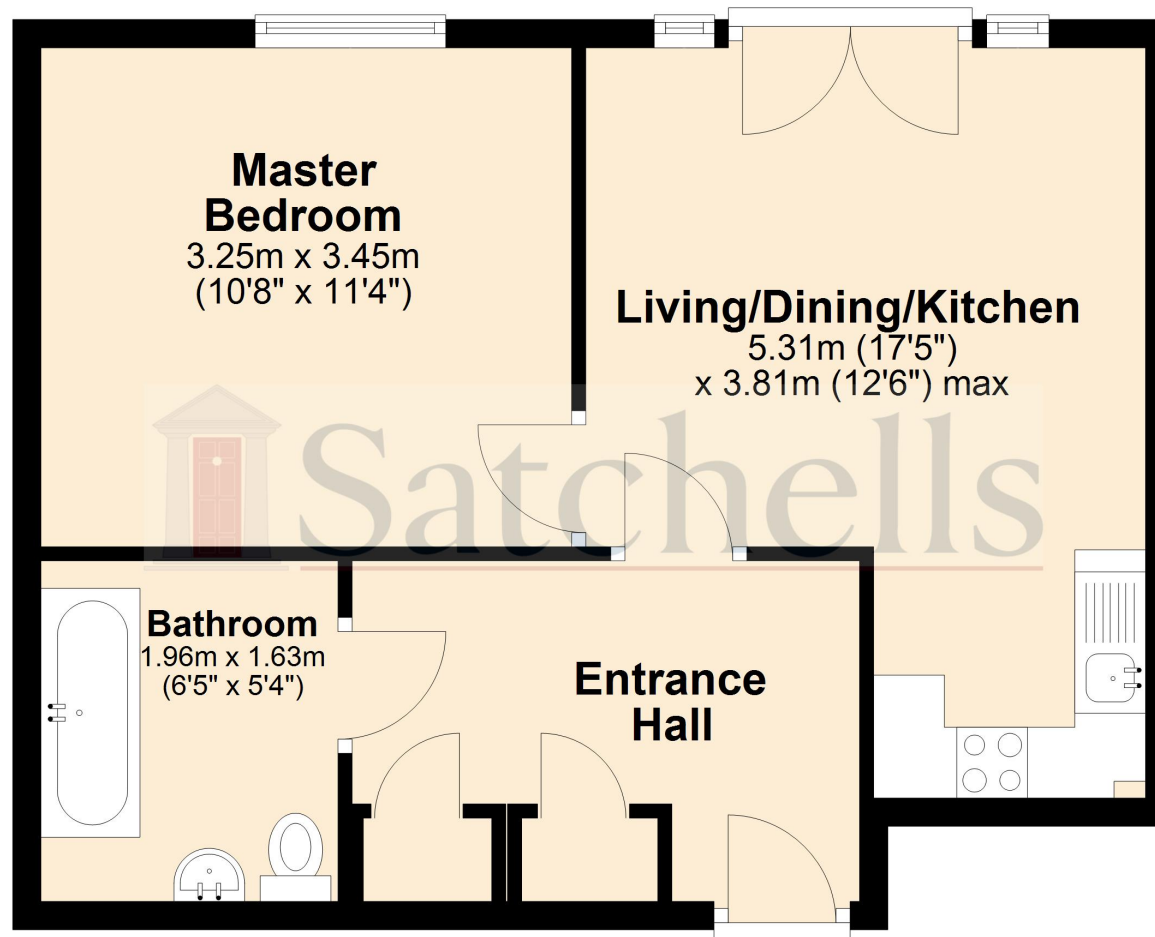
### Agents Note:

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



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.