



Richard Daniels House

Flat 7, High Street, Shefford,
Bedfordshire, SG17 5DD
£149,500

country
properties

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

- First floor apartment with lift available
- Open plan kitchen/living area
- Allocated parking space for 1 car + visitors parking
- Town centre location with a variety of shops, pubs and restaurants on your doorstep
- Newly fitted kitchen and shower room
- Ideal first time buy of investment purchase with an approximate rental income of £950 pcm

GROUND FLOOR

Communal Entrance Hall

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

FIRST FLOOR

Entrance Hall

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

Storage Cupboard

5' 5" x 2' 2" (1.65m x 0.66m)



Living/Kitchen Breakfast Area

13' 8" x 12' 10" (4.17m x 3.91m) Box tilt & turn bay window to side. Wood effect flooring.

Kitchen Area: A range of high gloss wall and base units with square-edge effect worksurfaces over and tiled splashbacks. Inset one & half bowl graphite grey sink with drainer and single lever mixer tap over. New fridge/freezer to remain. Space and plumbing for washing machine. Built in electric oven and hob with extractor hood over.

Bedroom

15' 0" x 8' 11" (4.57m x 2.72m) Tilt & turn window to side. Electric storage heater.

Shower Room

Three piece suite comprising LLWC. Vanity wash hand basin. Shower cubicle. Tiled splash-backs. LED bathroom vanity mirror with shaving point.

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 £ 90.00 per annum

Buildings Insurance – all flats contribute approx £390.00 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

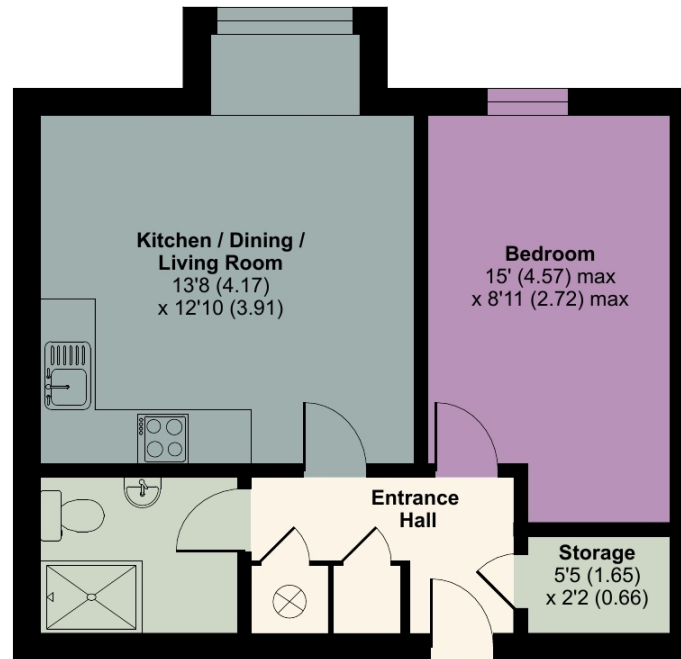
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk





Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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		

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1385267



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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

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