

£175,000
Leasehold



THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



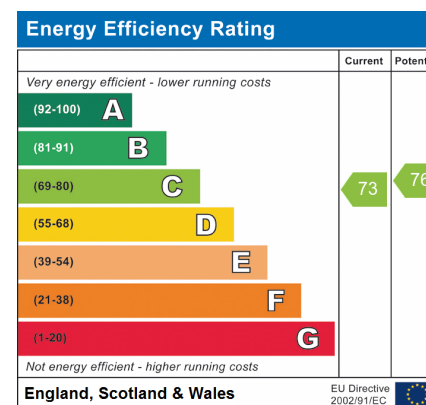
Summary of Property

Thomas Connolly Estate Agents are delighted to present this ground floor, two bedroom property situated in the desirable location of Shefford, situated behind the main high street with walking distance to local shops and amenities.

The accommodation in brief comprises; entrance hall with storage cupboard, kitchen, sitting room, two bedrooms and a family bathroom. This property also benefits from allocated parking for one car.

Please note the following; there are 92 years left on the lease. Service charge is £70.85pcm and Ground Rent is £37.50pcm. Council tax band B - £1666pa.

Please contact us for further information or to confirm your viewing appointment.



Room Descriptions

GROUND FLOOR APARTMENT

ENTRANCE HALL WITH STORAGE CUPBOARD

KITCHEN

13' 9" x 7' 7" (4.19m x 2.31m)

SITTING ROOM

13' 9" x 11' 1" (4.19m x 3.38m)

BEDROOM ONE

10' 5" x 9' 5" (3.17m x 2.87m)

BEDROOM TWO

10' 5" x 9' 3" (3.17m x 2.82m)

BATHROOM

ALLOCATED PARKING FOR ONE CAR

PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



