



Station Road, Langford, SG18 9PN

Asking price £215,000

 2  1  1  D

LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer this beautifully decorated two bedroomed ground floor apartment. The current owners have carried out many improvements including new double glazed windows throughout, re-plastered ceilings, new flooring and new electric radiators. The accommodation comprises of large entrance hall, 12'9 lounge, fitted kitchen, bedroom one 12' and a 11' bedroom two complete with extensive wardrobes. There are two allocated parking spaces to the rear.

The property really is a case of put your personal belongings in and off you go.

The property sits in the heart of Langford close to all amenities. There is a direct train service to London St. Pancras just 2 miles away in Biggleswade. The A1 is less than 2 miles to the east. There are beautiful countryside walks including along the near by River Ivel with abundant birdlife and wildflowers. Langford has many facilities including an excellent Lower School, satellite Doctor's Surgery, newsagents, pub, Indian restaurant, Post Office and Secondary Schools in Biggleswade and Shefford.

The property is in wonderful condition and will make a great home.

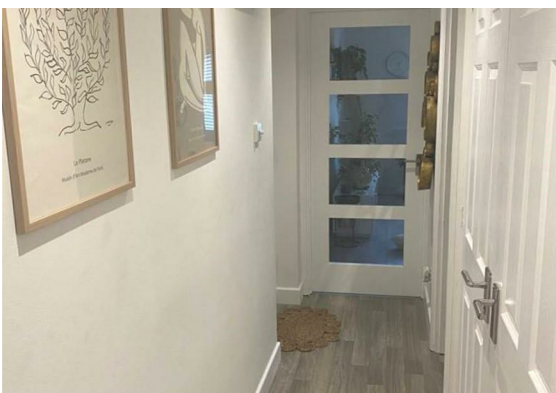
Communal Entrance

Entrance hall
16'2" x 6'3" max (4.93m x 1.91m max)

Lounge
12'9 x 12'6 (3.89m x 3.81m)

Kitchen
8'6 x 7'3 (2.59m x 2.21m)

Bedroom One
11'9 x 8'9 (3.58m x 2.67m)



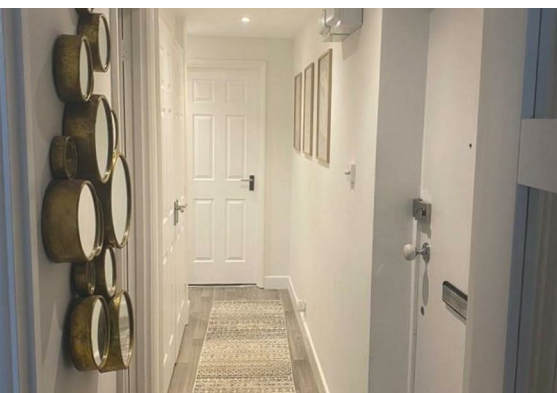


Bedroom Two
11'8 x 7'3 (3.56m x 2.21m)

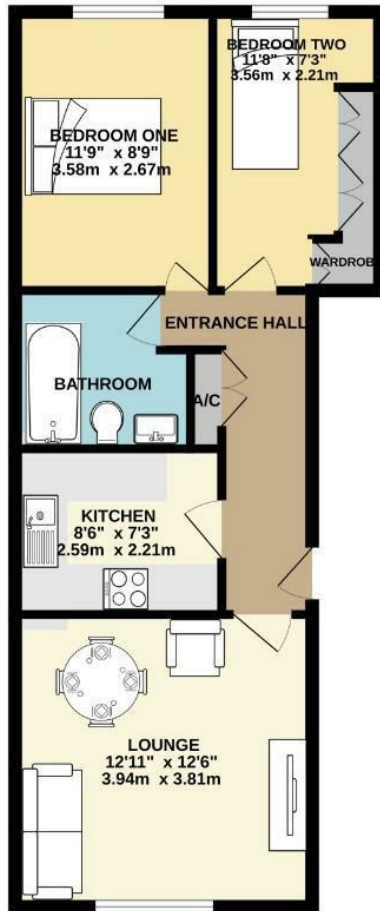
Bathroom
7 x 6'5 (2.13m x 1.96m)

Outside

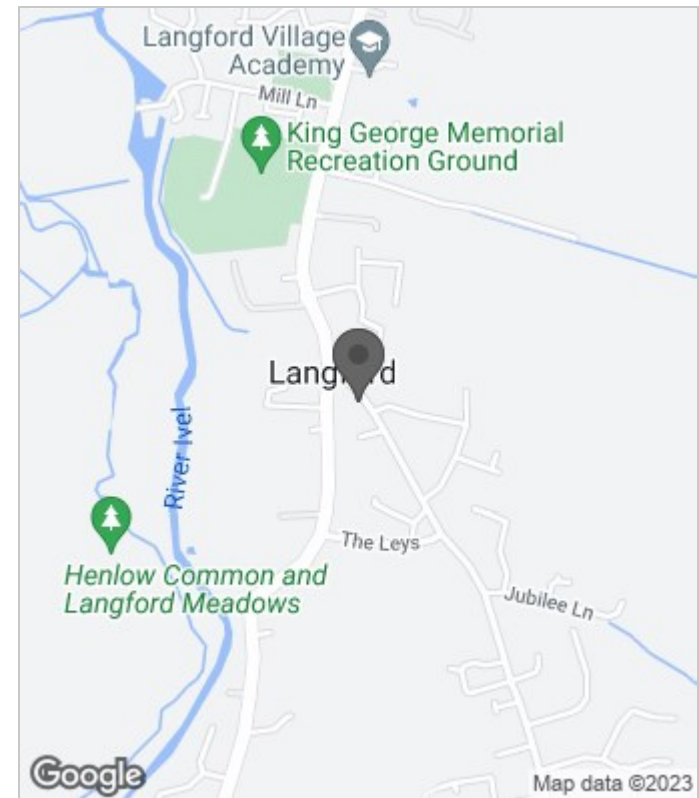
Parking



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.