



**14 Heronslee, Shefford, SG17 5FQ**

**Fixed Asking Price £146,250**

**\*\*\* KEY WORKERS ONLY\*\*\* BEING SOLD AT 25% LESS THAN MARKET VALUE.** This is a superb chance for someone to get on the property ladder with this two bedroom second floor apartment situated just a short stroll to Shefford Town Centre. The property is presented in excellent order throughout and benefits from a large lounge, two bedrooms, well fitted kitchen and bathroom. Being sold with no upward chain.

### Kitchen 12'8" x 7'4" (3.88 x 2.24)



Fully fitted kitchen with a range of base and eye level units with roll top work surfaces, integrated gas hob, electric oven, plumbing for washing machine, space for fridge/freezer, cupboard housing wall mounted boiler, ceramic tiled flooring, radiator, window to front.

### Lounge 14'2" x 13'9" (4.32 x 4.21)

Laminate flooring, window to front, radiator.

### Bedroom One 11'2" x 8'5" (3.42 x 2.57)



Large built in wardrobe, radiator, window to rear.

### Bedroom Two 9'1" x 8'5" (2.78 x 2.58)



Built in cupboard with shelving, radiator, window to rear.

### Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, glass shower screen, low level WC, pedestal wash hand basin. ceramic tiled flooring, part tiled walls, radiator, inset spotlights.

### Agents Notes

Lease Term 125 years from 1st December 2010

Ground Rent £100.00 per annum.

Service charge £1839.84 per annum.

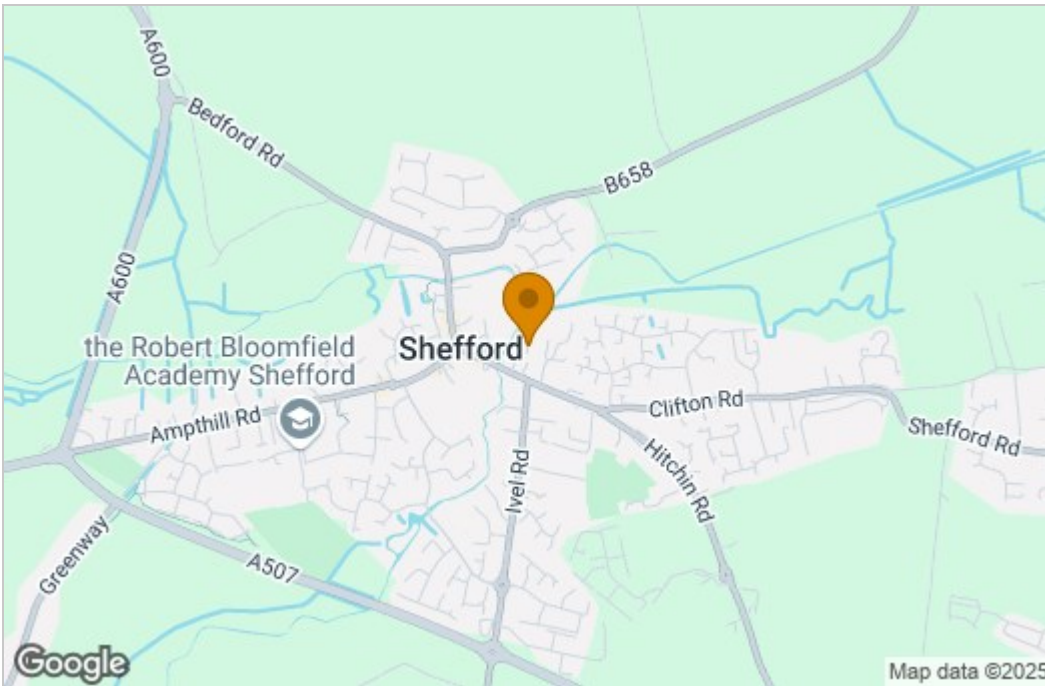
To be able to purchase this property at the 25% discounted rate you must be deemed as a key worker and meet the criteria under the Discount Market Housing Scheme.

Key workers will need to fall into the following categories:-

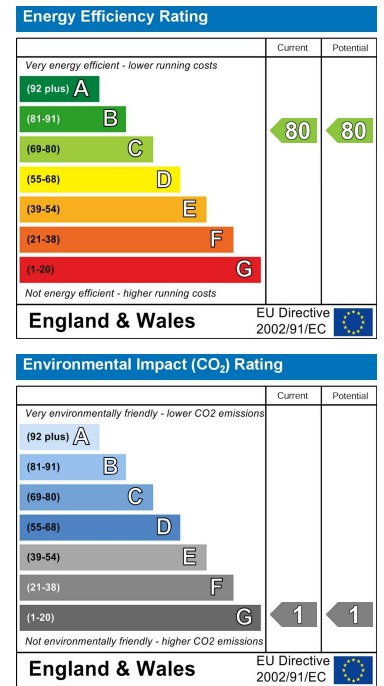
Clinical Staff, Teachers, Police Officers, Prison Officers, Probation Officers, LA/LEA/NHS Social workers, LA Therapists, LA educational Psychologists, LA/LEA.NHS nursery nurses, LA Planners, LA clinical staff. Armed forces personnel, Highway Agency Staff, LA environmental health officers.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.