



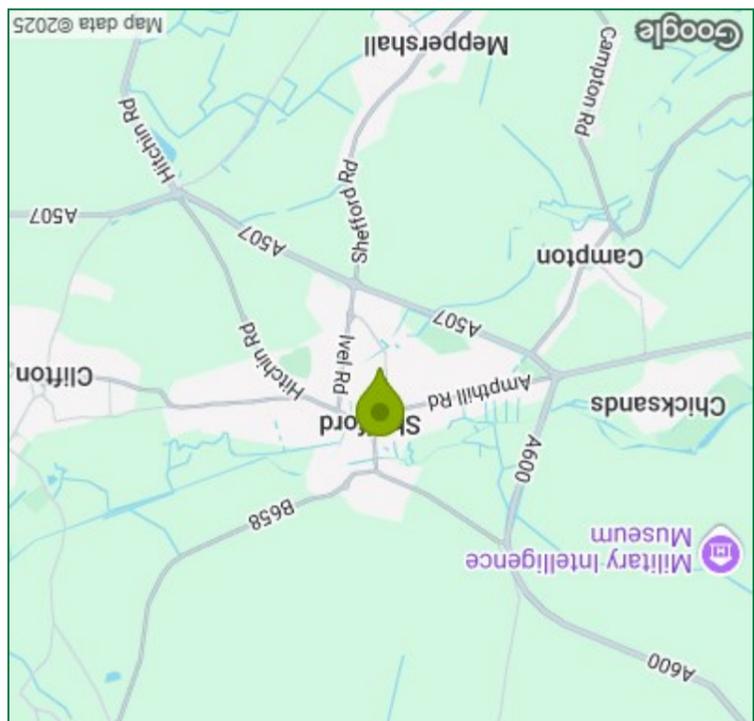
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If you wish to arrange a viewing appointment for this property or require further information, please contact our Shefford Office on 01462 814087

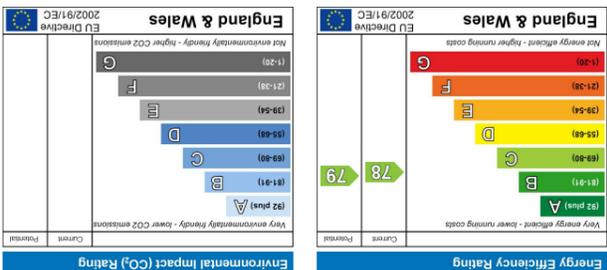
### Viewing



Floor Plan



Area Map



Energy Efficiency Graph



River View,  
Shefford | Beds  
£170,000



A spacious, one bedroom top floor apartment located in a popular building within a short walk to Shefford Town Centre. The property is presented in excellent order throughout and boasts a large living room with Juliet balcony, fully fitted kitchen with appliances, double bedroom and modern bathroom.

#### Entrance Hall

Entrance door, communal entry phone, two large storage cupboards, access to loft space.

#### Lounge/Diner

16'1" x 13'0"

Spacious, open plan room with double glazed French doors onto Juliet balcony, two radiators, opening into:-

#### Kitchen

7'9" x 7'6"

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven, hob with stainless steel extractor hood over, integrated dishwasher, cupboard housing wall mounted gas boiler, integrated washer/dryer, radiator, wood effect flooring, window to front.

#### Bedroom One

12'1" x 11'1"

Window to front, radiator.

#### Bathroom

White suite comprising of panel enclosed bath, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, part tiled walls, radiator, wood effect flooring.



#### Outside

Communal garden area laid to lawn, communal bin store.

#### Parking

Allocated parking space for one car. No 108.

#### Agents Notes

Leasehold 108 years remaining. Original lease 125 year lease from September 2008.

Annual ground rent £100.00 per annum, . To be confirmed.

Service charge £150.19.

Council tax band A.

