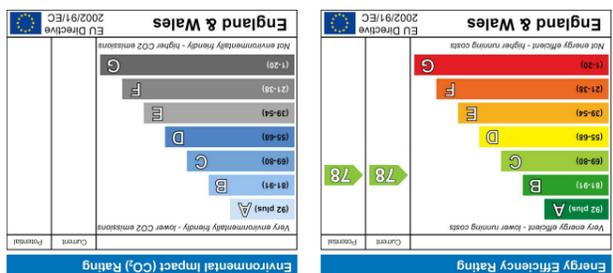




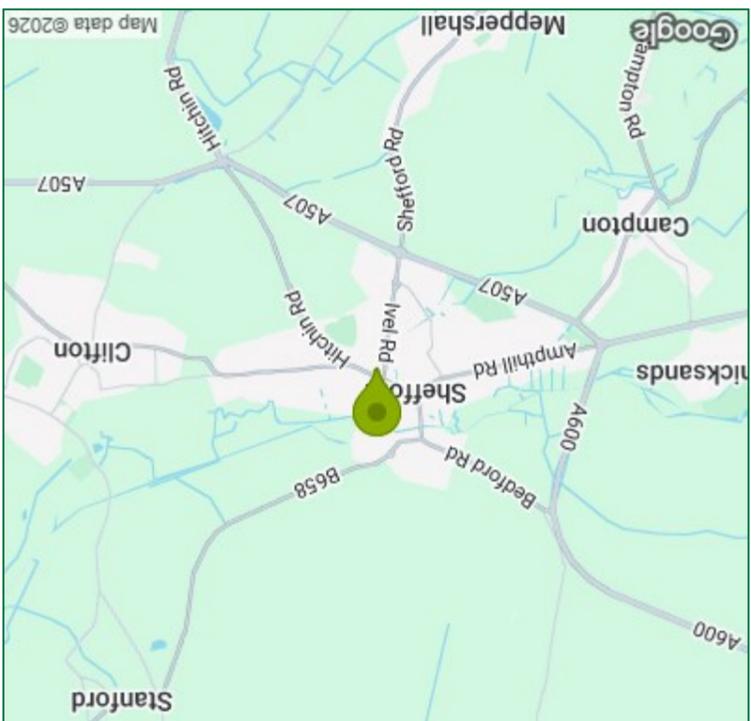
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

### Viewing

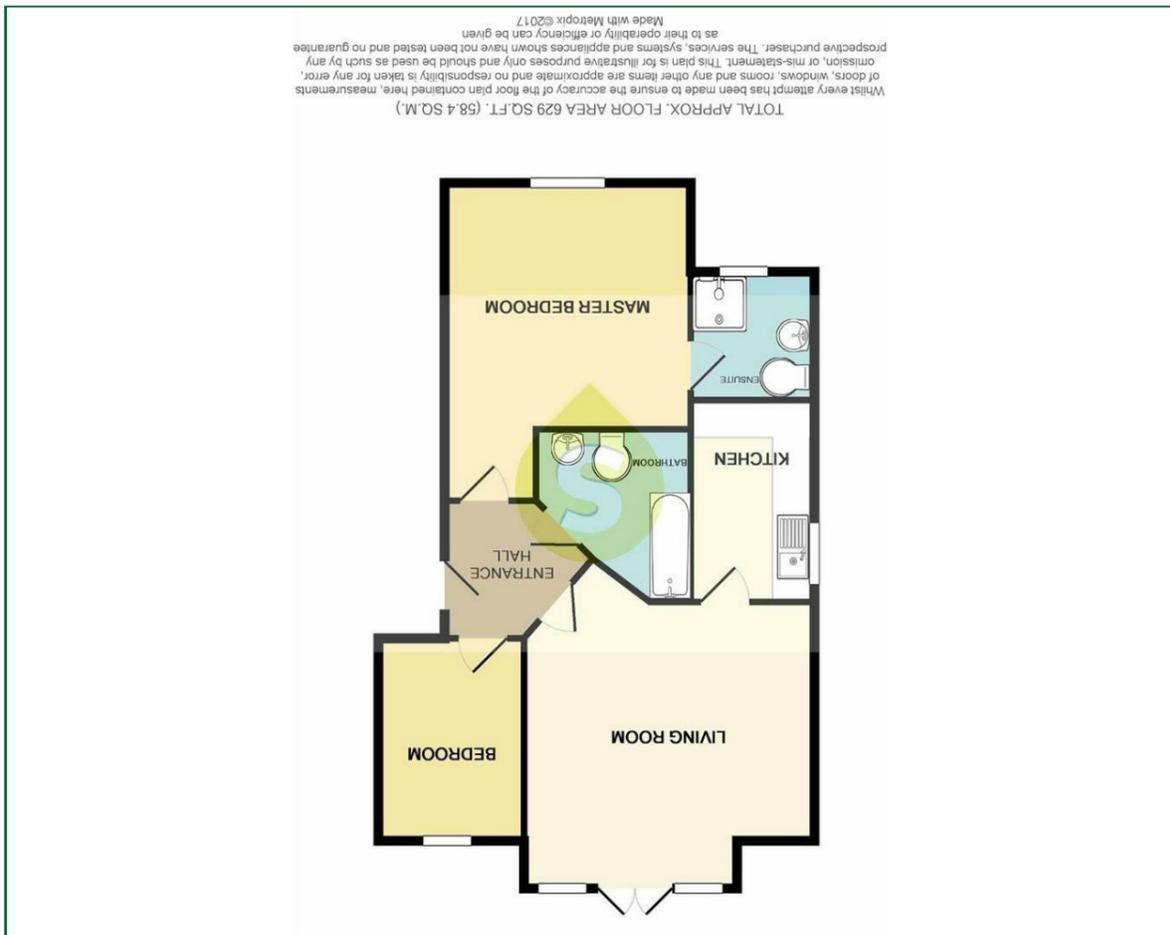
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Coopers Court,  
SHEFFORD | Bedfordshire  
£234,000



#### Communal Entrance Hall

Communal entrance door, stairs leading to first and second floors.

#### Entrance Hall

Entrance door, entry phone system, inset spotlights.

#### Lounge

14'6" x 14'2"

A spacious room with uPVC double glazed French doors to garden area, inset spotlights, underfloor heating.

#### Kitchen

10'0" x 6'1"

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 fridge/freezer, integrated oven with gas hob and stainless steel chimney hood over, cupboard housing wall mounted combi boiler, tiled floor, inset spotlights, uPVC double glazed window to side, underfloor heating.

#### Master Bedroom

11'8" x 11'8"

uPVC double glazed window to rear, underfloor heating, door to:-

#### En-Suite

White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, tiled floor, extractor fan, inset spotlights, underfloor heating, uPVC double glazed window to rear.



#### Bedroom Two

10'0" x 7'3"

uPVC double glazed window to front, underfloor heating.

#### Bathroom

White suite comprising of panelled bath with mixer tap, low level w.c, pedestal wash hand basin, part tiled walls, tiled floor, inset spotlights, under floor heating, extractor fan.

#### Communal Gardens

Allocated parking space, communal bin store, lawn areas with path leading around side of property. Paved patio area with access to lounge.

#### Agents Note

We believe the lease term to be 125 years from March 2004.

Service Charge £1000.00 per annum.TBC.

Ground Rent £150.00 per annum. TBC.

Council tax band B.

