



## 18 River View, Shefford, SG17 5FL

**£160,000**

\*\*\*EXCELLENT INVESTMENT OR FIRST TIME BUY OPORTUNITY\*\*\* We are pleased to market for sale this one bedroom first floor apartment located within a short walk to Shefford Town Centre. The property benefits from large lounge with Juliet Balcony, fitted kitchen, large double bedroom, modern bathroom and secure underground parking. Being sold with the added advantage of no upward chain.

### Communal Entrance Hall

Communal entrance door, stairs leading to first and second floor, communal security entry phone system.

### Entrance Hall

Entrance Door, entry phone system, two large storage cupboards.

### Lounge 12'11" x 11'2" (3.94 x 3.42)

uPVC double glazed French doors onto Juliet Balcony, radiator, opening into:-

### Kitchen 8'3" x 6'0" (2.54 x 1.84)



Fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashback, integrated oven and hob with stainless steel extractor hood over, plumbing and space for washing machine, wall mounted gas boiler.

### Bedroom One 11'9" x 11'2" (3.6 x 3.41)



uPVC double glazed window to rear, radiator.

### Bathroom

White suite comprising of panelled bath with mixer tap, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, part tiled walls, radiator.

### Communal Gardens



Communal garden area laid to lawn with mature trees and shrubs, communal bin store, communal bike store.

### Parking

Secure underground car parking space for one car.

### Lease Details

A new 250 year lease will be agreed as part of the sale.

Ground Rent £150.00 per annum.

Maintenance Charge £1174.08 per annum.

# Floor Plan

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 sq.m.) approx.  
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 for any prospective purchase. 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 1/2024

# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.