



**16 Coopers Court, Shefford, SG17 5JR**

**Price Guide £220,000**

A stunning, TWO, DOUBLE bedroom, first floor apartment located in a popular development, just a short walk to Shefford Town Centre. The property is presented in excellent order throughout and would make an ideal investment or first time purchase. Being sold with no upward chain.

### Entrance Hall

Entry phone system, door to:-

### Inner Hall

Large recess storage cupboard, doors to all rooms, double doors to:-

Lounge 15'11" x 11'10" (4.87 x 3.61)



Three windows to rear, under floor heating, opening into:-

Kitchen 9'7" x 8'3" (2.93 x 2.52)

Fully fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, built in oven and hob with stainless steel chimney hood over, integrated appliances including fridge/freezer, dish washer and washing machine, inset spot lights, tiled floor, window to rear, cupboard housing combi boiler.

Bedroom One 19'8" x 11'7" (6 x 3.55)



Two windows to rear, under floor heating, door to:-

### En-Suite Shower Room



White suite comprising of fully tiled shower cubicle, pedestal wash hand basin, low level w.c, tiled floor, under floor heating, spotlights, window to side.

Bedroom Two 11'7" x 8'7" (3.55 x 2.62)



Window to side, under floor heating.

### Bathroom

White suite comprising of panel enclosed bath with mixer tap and wall mounted shower, low level w.c, pedestal wash hand basin, tiled floor, extractor fan, spotlights.

### Outside

Allocated parking space for one car.

### Agents Notes

Length of Lease 125 years from 2004.

Annual service charge £1000.79 - Reviewed annually.

Annual Ground Rent £200.00.

Ground rent review period.

Council Tax Band B

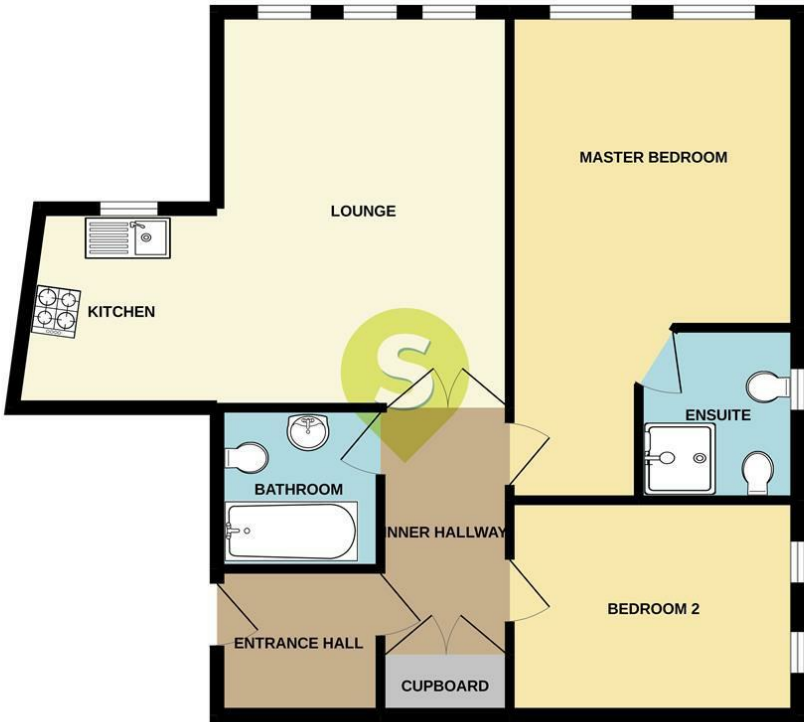
EPC Band B.

Leasehold



Floor Plan

FIRST FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

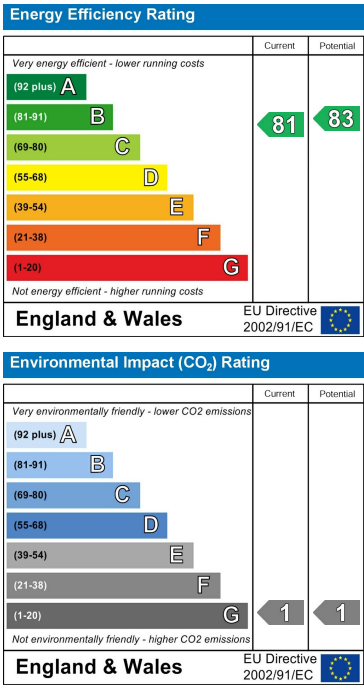


TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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Area Map



Energy Efficiency Graph



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