



**5 Smiths Court Clifton Road, Shefford, SG17 5AE**  
**£1,100 Per Month**

A stunning one bedroom flat located in a sought after block, just a short walk to Shefford Town centre. The property is presented in excellent order throughout and is available from early February 2026.

## Hallway

Entrance door with communal entrance phone

## Kitchen 9'8" x 9'3" (2.95 x 2.82)

Window to side, range of base and wall units, oven hob and extractor fan.

## Lounge 18'8" x 11'8" (5.70 x 3.56)

Window to front and side, door leading to private balcony.

## Bedroom 13'7" x 8'8" (4.16 x 2.66)

Window to front.

## Bathroom 6'7" x 5'2" (2.03 x 1.59)

Bath with wall mounted shower and shower screen, pedestal sink and w/c

## Balcony

Private balcony , with space for small table and chairs.

## Agents Notes

EPC - B

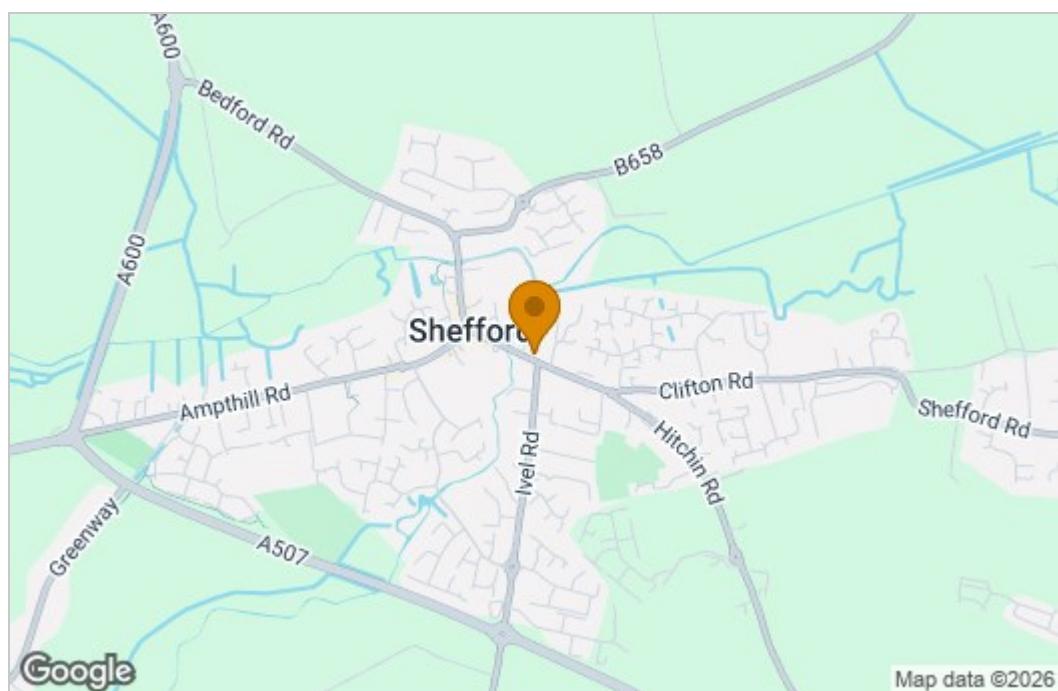
Council Tax Band - B

Deposit - £1269.

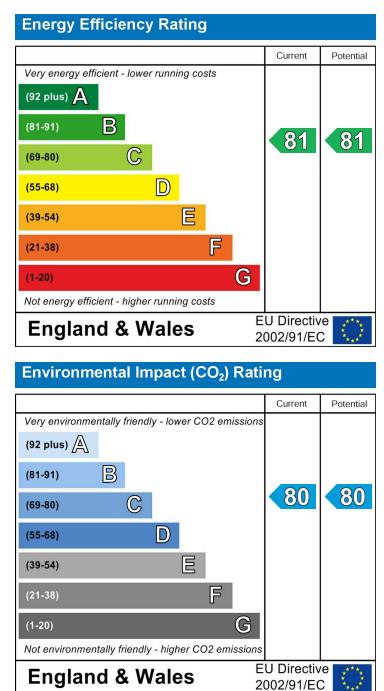
Tenancy length : initially 6 months but long term available.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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