



## **1 Smiths Court Clifton Road, Shefford, SG17 5AE**

**£1,175 Per Month**

A stunning, one bedroom ground floor apartment located within a short stroll to Shefford Town Centre. The property is presented in excellent order throughout and boast a spacious lounge, large double bedroom, kitchen with appliances and modern bathroom, outside there is allocated parking and a private courtyard area. Available now.

### Entrance Hall

Entrance door, entry phone, double cupboard.

### Lounge/Diner 18'11" x 11'6" (5.79 x 3.53)

Windows to front and side, radiator, door onto courtyard garden.

### Kitchen 9'8" x 9'3" (2.95 x 2.84)

A fitted kitchen with a range of base and eye level units with roll top work surfaces, inset stainless steel sink unit with mixer tap, tiled splash back, integrated appliances including dish washer, washing machine and fridge/freezer, built in electric oven and gas hob, wall mounted gas boiler, radiator, tiled floor, window to side.

### Bedroom 11'10" x 8'9" (3.63 x 2.69)

Window to front, radiator, built in wardrobes.

### Bathroom

Suite comprising of panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level w.c, fully tiled walls, radiator, tiled floor.

### Parking

Allocated parking space for one car.

### Agents Notes

Deposit £1,355.

Council Tax B.

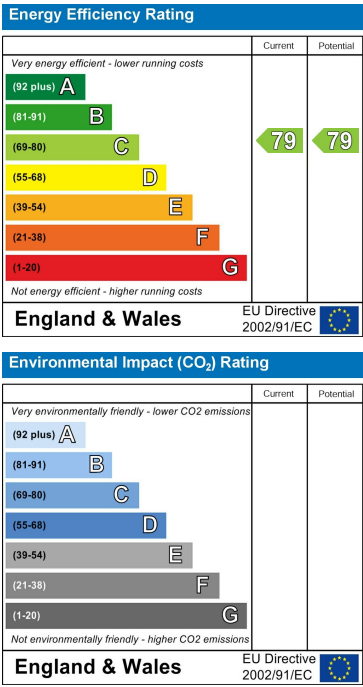
Floor Plan



Area Map



Energy Efficiency Graph



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