



**Kennedy  
& Foster**

Flat 5, The George Court  
Station Road  
SG18 8AJ  
**£169,950**

- ONE BEDROOM APARTMENT
- GROUND FLOOR
- DOUBLE GLAZING
- REFITTED SHOWER ROOM

- 15FT LOUNGE
- CLOSE TO STATION AND TOWN CENTRE
- ALLOCATED PARKING SPACE
- NO UPWARD CHAIN





Just a 'stones throw' away from the train station, this ground floor apartment is offered for sale with no upwards chain. The property benefits from fitted wardrobes in the bedroom, double glazing and allocated parking. Contact us the Sole Agent's to arrange your viewing.

### **COMPOSITE FRONT DOOR**

### **ENTRANCE HALL**

Wall mounted electric heater, built in cupboard, laminate floor. Panelled doors to bedroom, lounge and shower room.

### **BEDROOM**

11' 1" x 7' 9" (3.38m x 2.36m) uPVC double glazed window to front aspect, wood laminate floor, dado rail, two built in cupboards with hanging rails.

### **SHOWER ROOM**

Walk in double shower with Triton shower and screen, vanity unit with wash and basin and W.C, wood laminate floor, tiled splash back, wall mounted heated towel rail.

### **LOUNGE**

15' 4" x 9' 4" (4.67m x 2.84m) uPVC double glazed window to rear aspect, wood laminate floor, wall mounted electric heater. Panelled door to:

### **KITCHEN**

11' 8" max x 5' 10" (3.56m x 1.78m) uPVC double glazed window to rear aspect, range of fitted eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit, space for fridge/freezer and washing machine, built in electric oven and hob with extractor over, tiled floor, built in cupboard housing hot water cylinder.

### **OUTSIDE**

Shared communal open plan garden areas with accessible washing lines.

### **ALLOCATED PARKING FOR ONE VEHICLE**

Visitor spaces available.

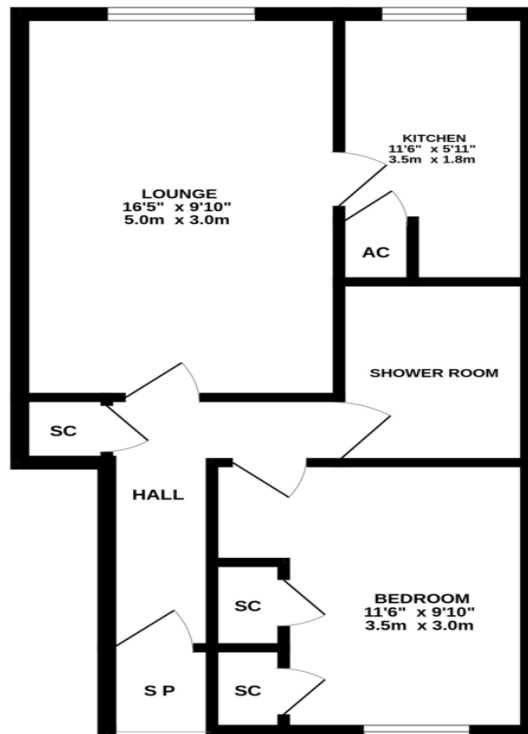
## AGENT NOTES

Lease Details - 999 years from 1982

Service Charge currently £760.00 per annum (Charges include ground rent)



GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 457 sq.ft. (42.5 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 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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## COUNCIL TAX BAND

Tax band A

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements