



**DG**  
Property  
Consultants  
Estd. 2000



## **High Street, Silsoe, Bedford, Bedfordshire MK45 4EW**

### **Asking Price £269,995**

Nestled in the charming village of Silsoe, Bedford, this exquisite 1-bedroom lower ground floor luxury apartment on the High Street is a true gem waiting to be discovered.

Upon entering, you are greeted by a beautifully presented by seamlessly living space with a combined lounge/dining, perfect for relaxing or entertaining guests. The fitted kitchen is a cook's delight, offering both functionality and style. The bedroom is a peaceful retreat, complete with built-in wardrobes providing ample storage space. The modern bathroom adds a touch of elegance to this already stunning property. One of the highlights of this apartment is the private outside space in the courtyard. Additionally, the gated secure parking area ensures that your vehicle is always safe.

Silsoe itself is a sought-after village with a plethora of amenities including a modern primary school, local sports centre, and picturesque countryside perfect for leisurely strolls.

The communal gardens offer a tranquil escape from the hustle and bustle of everyday life.

Don't miss the opportunity to make this apartment your own and experience the epitome of luxury village living in Silsoe.



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## The George Silsoe



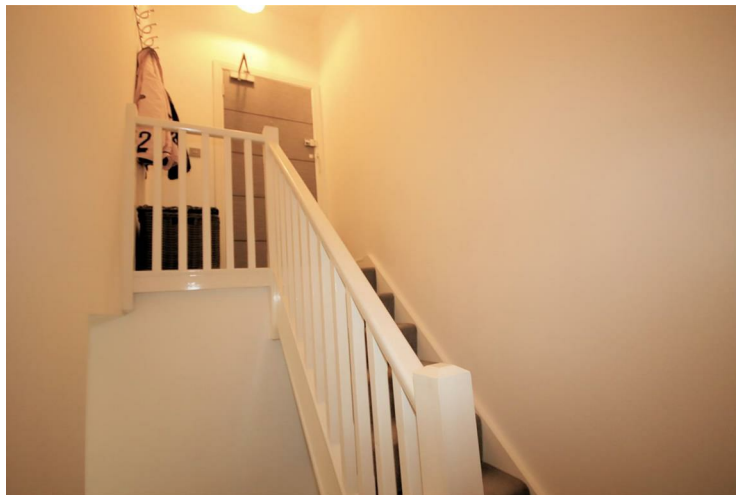
### Ground Floor

#### Communal Block Entrance



Double door to main apartment block with intercom entry system, entrance door to apartment no: 9.

#### Ground Floor Entrance



Entrance door, half landing with storage area for coats & shoes, double power point, wall light, carpeted stairs to lower ground level and apartment.

#### Lower Ground Floor

### Entrance Hall

Double radiator, fitted carpet, double power point(s), intercom entry phone system, built in double wardrobe cupboard, doors to lounge/dining room, bedroom and bathroom.

#### View of Lower Ground Floor Entrance



### Lounge/Dining Room

13'6" x 20'0" (4.11m x 6.10m)



Two double glazed sash windows to side overlooking the courtyard incorporating a door for access, two double radiators, fitted carpet, telephone point(s), TV point(s), double power point(s), two ceiling lights, opening into the fitted kitchen.

#### View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



View of Lounge/Dining Room



Fitted Kitchen

7'1" x 13'0" (2.16m x 3.96m)



View of Lounge/Dining Room



Luxury fitted with a matching range of base and eye level units with worktop space over, 1+1/2 inset stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, slimline dishwasher, automatic washing machine/tumble dryer, built-in electric fan assisted double oven, five ring halogen hob with extractor hood over, double glazed sash window to side, ceramic tiled flooring, double power point(s), ceiling spotlights pedant lighting, wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control.

**View of Fitted Kitchen**



**View of Bedroom**



**View of Fitted Kitchen**



**View of Bedroom**



**Bedroom 1**

10'0" x 13'0" (3.05m x 3.96m)



**Family Bathroom**

6'2" x 6'6" (1.89m x 1.98m)



Double glazed sash window to side with fitted white internal shutters, fitted double wardrobe(s) with 1 x full-length mirrored door, double radiator, fitted carpet, double power point(s), door to entrance hall.

Three piece suite comprising: Panelled bath with independent overhead rain shower and matching handheld shower unit with plus glass screen, vanity wash hand basin in vanity unit with drawers under and low-level WC, full height ceramic tiling to all walls, electric heated towel rail, extractor fan, wall mounted mirrored double bathroom cabinet, ceramic tiled flooring.

**View of Bathroom**



**View of Courtyard**



**View of Bathroom**



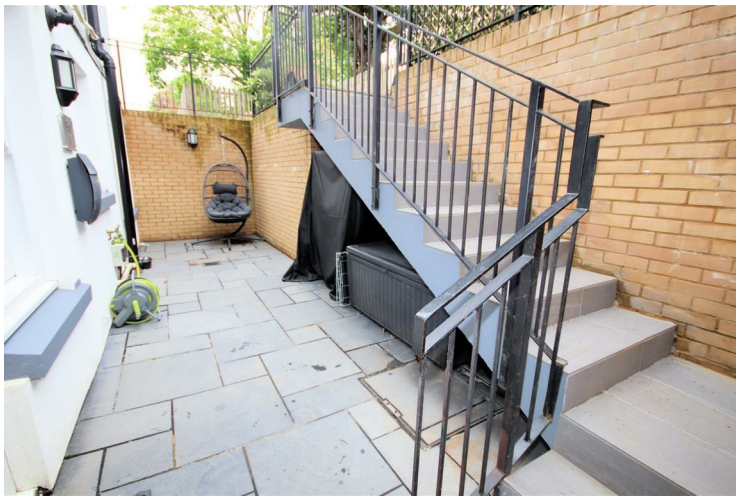
**Communal Garden**



**Outside**

**Private Courtyard**

29'4" x 8'0" (8.95m x 2.44m)



**Gated Parking Entrance**



Private courtyard for outside entertainment, fully paved, outside tap and lighting, private stairs to ground floor.

### Private Parking Area



### Living In Silsoe



### Council Tax Band

Council Tax Band : B

Charge Per Year : £1573.33

### Leasehold Information

Lease Term: 125 Years. 22 year remaining approximately

Maintenance: £1600 per annum approximately

Ground rent: £125 per Annum approximately

The above information has been supplied to us by the vendor and we recommend that the full terms of the lease should be qualified by the purchasers solicitors prior to exchange of contract.

### Living In Silsoe



### Living In Silsoe



### Living In Silsoe



### MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.

2. Mortgage purchase: Mortgage agreement in principle plus

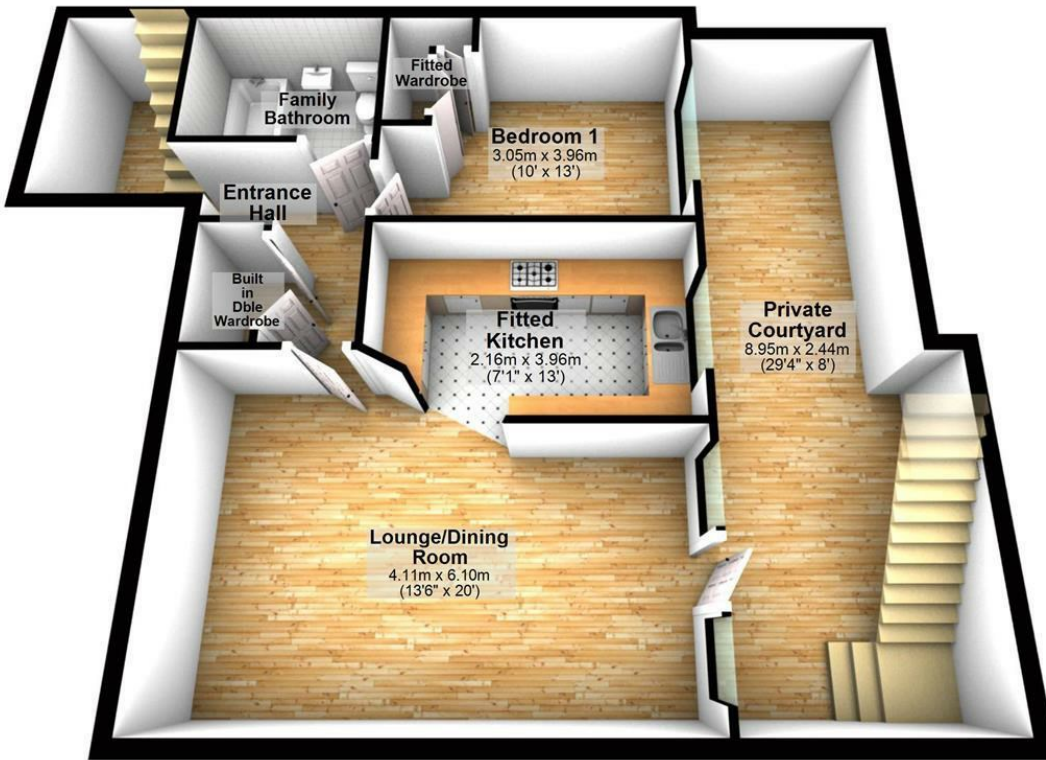
proof/confirmation of deposit funds.

MISDESCRIPTIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

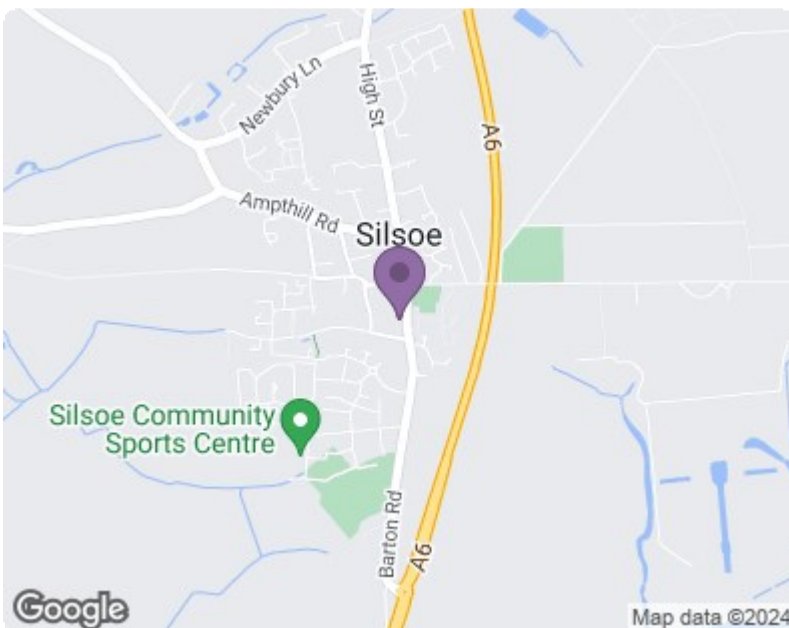
**Agents Note**

The vendors of this property are known to the business owner.

## Lower Ground Floor



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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