



DG
Property
Consultants
Estd. 2000



High Street, Silsoe, Bedford, Bedfordshire MK45 4EP

Asking Price £220,000

Situated in the charming village of Silsoe, Bedford, this superbly presented 1-bedroom ground floor luxury apartment on the High Street, ideal purchase for a FTB or investment purchase.

Upon entering, you are greeted by a good size entrance hall with space for a small study area, into the main living space a combined lounge/dining room. The fitted kitchen offering both functionality and style with a full range of integral appliances, a good size bedroom, modern bathroom with rain shower adds a touch of elegance to this already stunning property. The apartment has communal garden space. Additionally the gated secure parking area offers private parking.

Silsoe itself is a sought-after village with a local 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.



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
01582 580500

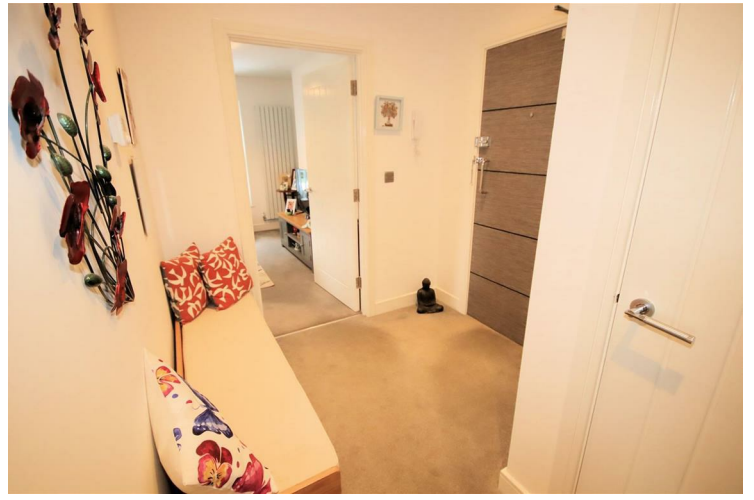
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The George



View of Entrance Hall



Ground Floor Accommodation

Communal Entrance



Living Room

11'6" x 19'6" (3.51m x 5.94m)



Entrance Hall



Two double glazed sash windows to front, double glazed sash window to side, two double upright wall radiators, fitted carpet, telephone point, TV point, double power point(s), opening into the fitted kitchen.

View of Living Room



Entrance door, entry phone entry system, single radiators, fitted carpet, double power point(s), three recessed ceiling spotlights, built in storage cupboard, doors to living room, bedroom and bathroom.

The entrance hall has enough space to be used as a small study/work area.

View of Living Room



View of Kitchen



View of Living Room



View of Kitchen



Fitted Kitchen

8'6" x 11'10" (2.59m x 3.61m)



Bedroom 1

10'6" x 11'10" (3.20m x 3.61m)



Fitted with a matching range of base and eye level units with worktop space over, twin inset sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, integrated automatic washing machine/tumble dryer, integrated dishwasher, built-in eye level fan assisted double oven, five ring halogen hob with extractor hood over, ceramic tiled flooring, double power point(s), wall mounted concealed gas combination boiler serving heating system and domestic hot water with heating timer control.

Double glazed sash window to side, single radiator, fitted carpet, double power point(s).

View of Bedroom



Communal Garden



Family Bathroom



Gated Parking Entrance



Fitted with three piece suite comprising deep bath with overhead power rain shower and hand held unit and glass screen, vanity wash hand basin in vanity unit with draws under, low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, ceramic tiled flooring, telephone point(s).

Private Parking Area



View of Family Bathroom



1 x Private parking space, plus communal visitors spaces.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1573.33

Leasehold Information

Lease Term: 125 Years. 121 year remaining approximately

Maintenance: £1800 per annum approximately

Ground rent: £215 per Annum approximately

Outside of the property

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.

MISDESCRIPTIONS ACT - Sales

Should you be 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.

Living In Silsoe

Living In Silsoe



Living In Silsoe

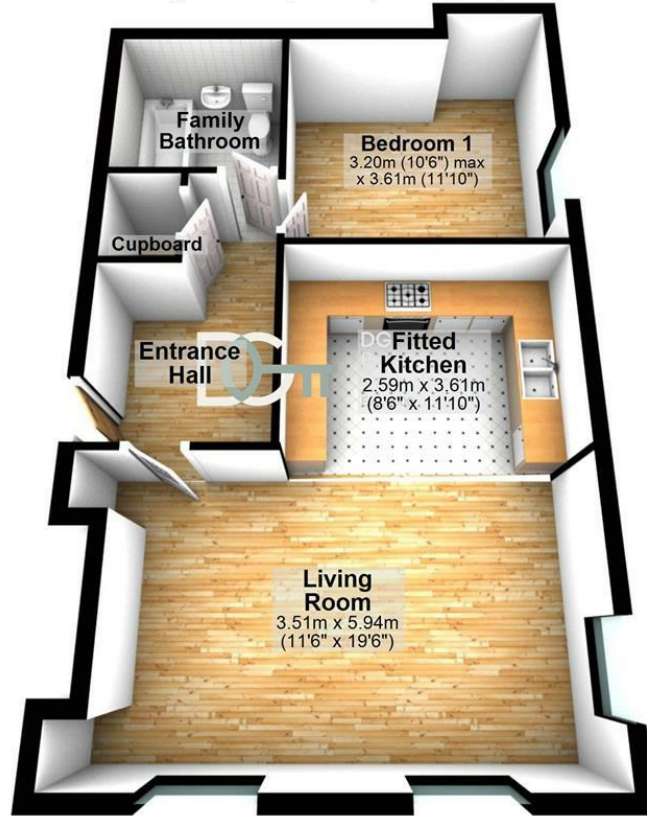


Living In Silsoe

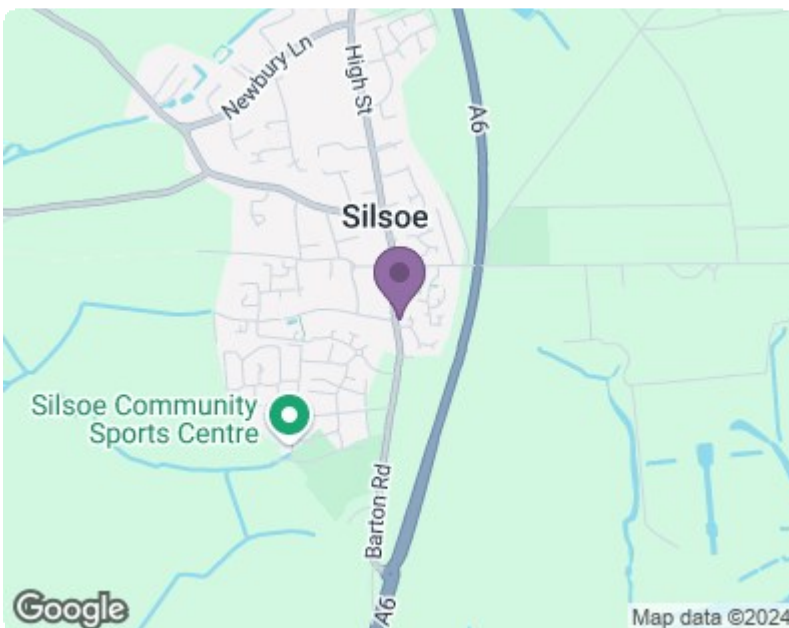


Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 sq. feet)



| 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 | 79 | 79 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
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