



16 Richard Daniels House High Street, Shefford, SG17 5DD

Price Guide £120,000

An excellent chance for someone to make their mark on this one bedroom apartment located in the centre of Shefford. The property is in need of complete modernisation but would make a great investment purchase or first time buy. Being sold with no upward chain.

Entrance Hall

Entry phone, entrance door, storage cupboard, airing cupboard housing hot water tank.

Lounge 11'8" x 9'2" (3.57 x 2.81)

Window to front, electric heater.

Kitchen 9'0" x 6'0" (2.75 x 1.84)

Kitchen with a range of base and eye level units with roll top work surfaces, inset one and a half sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, tiled splashback, window to side.

Bedroom One 9'6" x 8'11" (2.91 x 2.74)



Window to front, electric heater, recessed double wardrobe.

Bathroom



Suite comprising of panel enclosed bath, low level w.c, wash hand basin, part tiled walls.

Parking

Allocated parking space for one car.

Agents Notes

Lease 125 years from 1989.

Ground Rent £90.00 per annum.

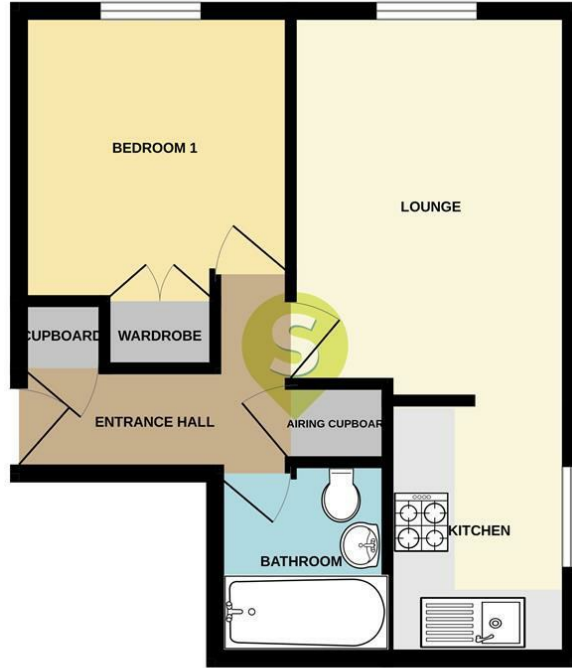
Service charge £1405.30 per annum.

Buildings insurance £142.59 per annum.

Council tax band B.

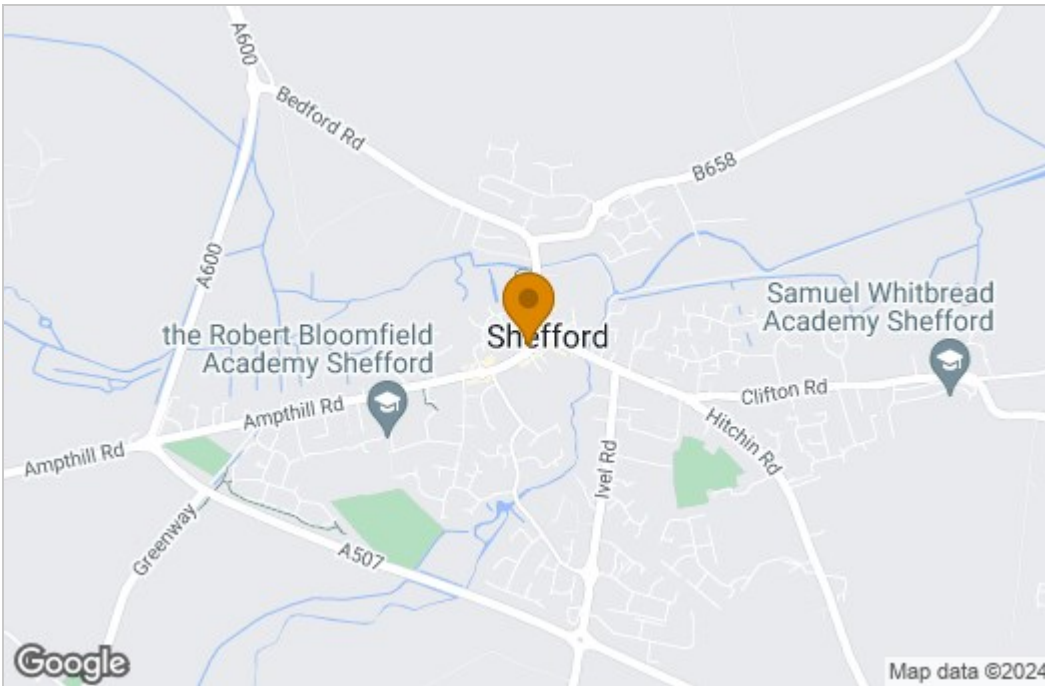
Floor Plan

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.

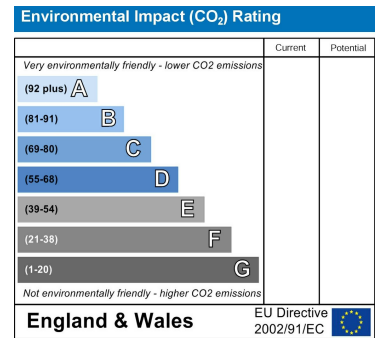
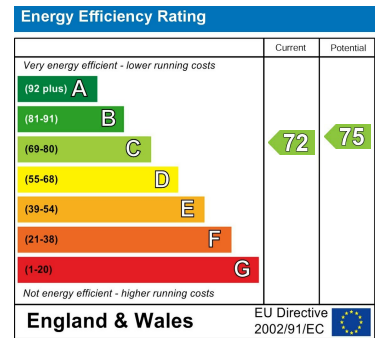


TOTAL FLOOR AREA : 348 sq.ft. (32.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix C2024

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com <https://www.sheridans-estates.com>