

11 St. Francis Court, Shefford, SG17 5RU

Price Guide £190,000

*****INVESTMENT PURCHASE ONLY***** Ideally situated in the centre of Town this lovely two bedroom duplex apartment IS PRESENTED in excellent order throughout. The property comprises of well fitted kitchen, lounge, two bedrooms and refitted shower room. Currently rented out at £1150.00PCM this property would bring an investor a return of 6.9%.

Communal Entrance Hall

Hardwood entrance door and stairs leading to first floor.

Entrance Hall

Glazed panelled front door, staircase to first floor, understairs cupboard, radiator and window to rear.

Lounge 13'9" x 9'1" (4.21 x 2.79)

Bay window to front, radiator and TV point.

Kitchen 9'7" x 7'6" (2.93m x 2.3)

Good quality fitted kitchen with range of floor and wall mounted units, point for automatic washing machine, dishwasher, window overlooking courtyard and gas fired boiler.

Landing

Access to loft space and recessed spotlights.

Bedroom One 9'10" x 9'8" (3.02 x 2.95)



Radiator, window overlooking courtyard, walk in airing cupboard with lagged tank and shelves.

Bedroom Two 9'2" x 7'0" (2.81 x 2.15)



Radiator and window to front.

Shower Room



White suite comprising of fully tiled double shower cubicle with wall mounted shower, pedestal hand basin, low level w.c, part tiled walls, radiator and window to front.

Garden

Large block paved courtyard with raised brick built flower beds.

Parking

Allocated parking space for one car.

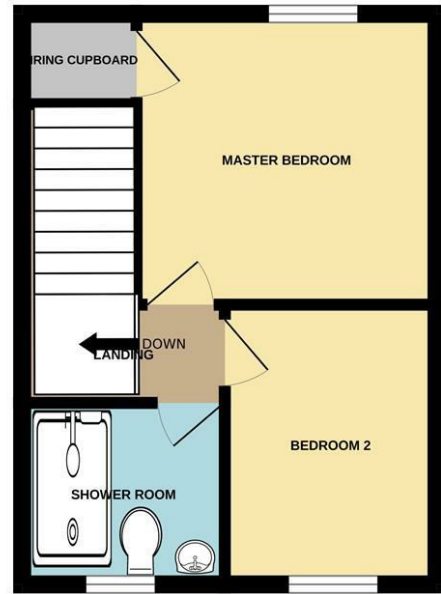
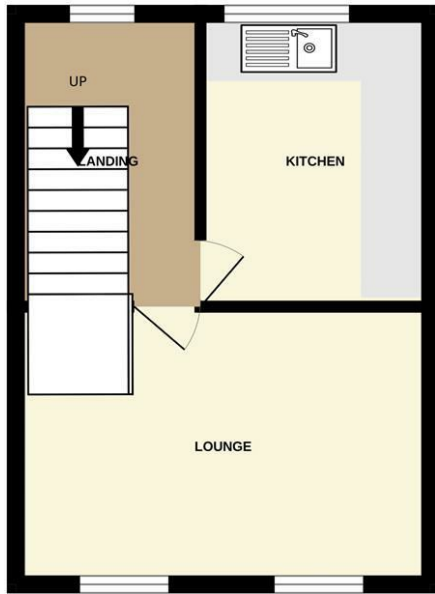
Agents Notes

Lease term:- 125 years from 1st January 1987.
Ground Rent £245.00 paid every six months. Please double check these figures with your solicitors for the ground rent review period.
Maintenance Charge £430 paid every six months.
Council Tax band B.
Being sold as an investment purchase. Currently rented out to a tenant paying £1150.00 PCM on a fixed term agreement until 4th March 2025.

Floor Plan

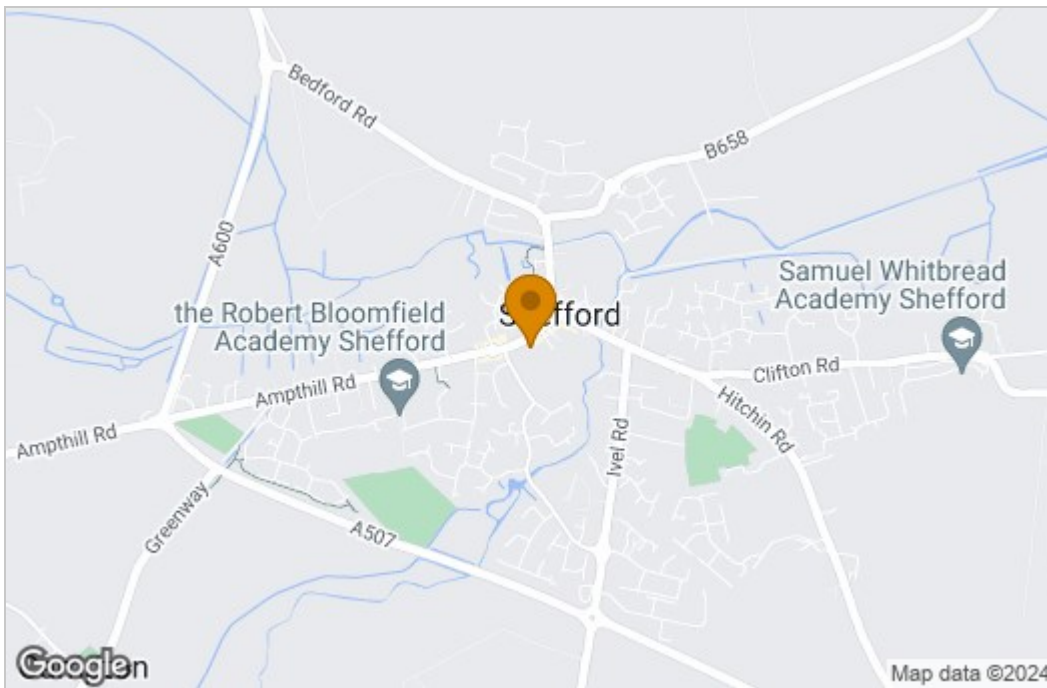
1ST FLOOR

2ND FLOOR

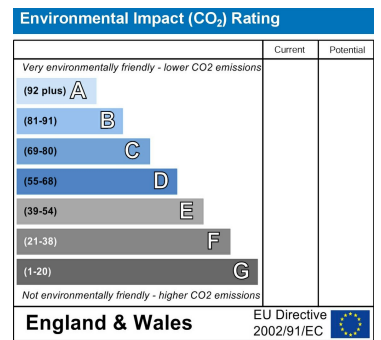
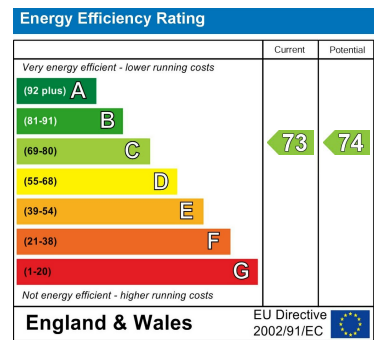


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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