



## 5 Aylmerton Court, Shefford, SG17 5JQ

**Price Guide £197,500**

A lovely two bedroom first floor apartment set in quiet, tucked away location just off the town centre. The property is presented in excellent order throughout and benefits from a good sized lounge, well fitted kitchen, two bedroom and family bathroom. The property would make an ideal first time buy or investment purchase. Being sold with no upward chain.

### Entrance Hall

Entrance door, large storage cupboard, fuse board.

### Lounge 14'8" x 13'9" (4.49 x 4.21)

Wood flooring, radiator, sliding patio door onto Juliet balcony.

### Kitchen 14'9" x 11'2" (4.52 x 3.42)

Fitted kitchen with a range of base and eye level units with roll top work surfaces, inset stainless steel sink unit with mixer tap, tiled splashback, built in gas hob and electric oven, plumbing for washing machine, wall mounted gas boiler, uPVC window to side elevation, radiator.

### Bedroom One 12'7" x 8'10" (3.84 x 2.7)



uPVC window to rear, radiator, fitted wardrobes.

### Bedroom Two 12'0" x 6'7" (3.67 x 2.02)



uPVC window to rear, radiator.

### Bathroom

White bathroom suite comprising of panel enclosed bath with mixer tap and shower attachment, wall mounted power shower, glass shower screen, wash hand basin with pedestal, low level WC, heated towel rail.

### Agents Note

Leasehold.

990 year lease term commenced in 2022.

Ground rent per annum £0.

Service charge £90.00 per month.

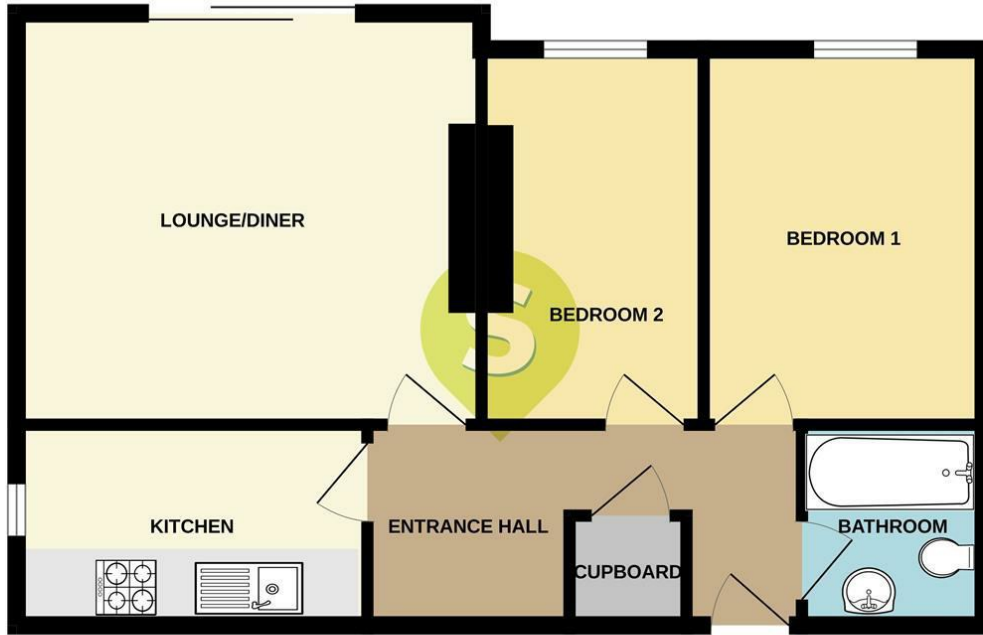
Council Tax B.

Being sold with no upward chain.



# Floor Plan

GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.