



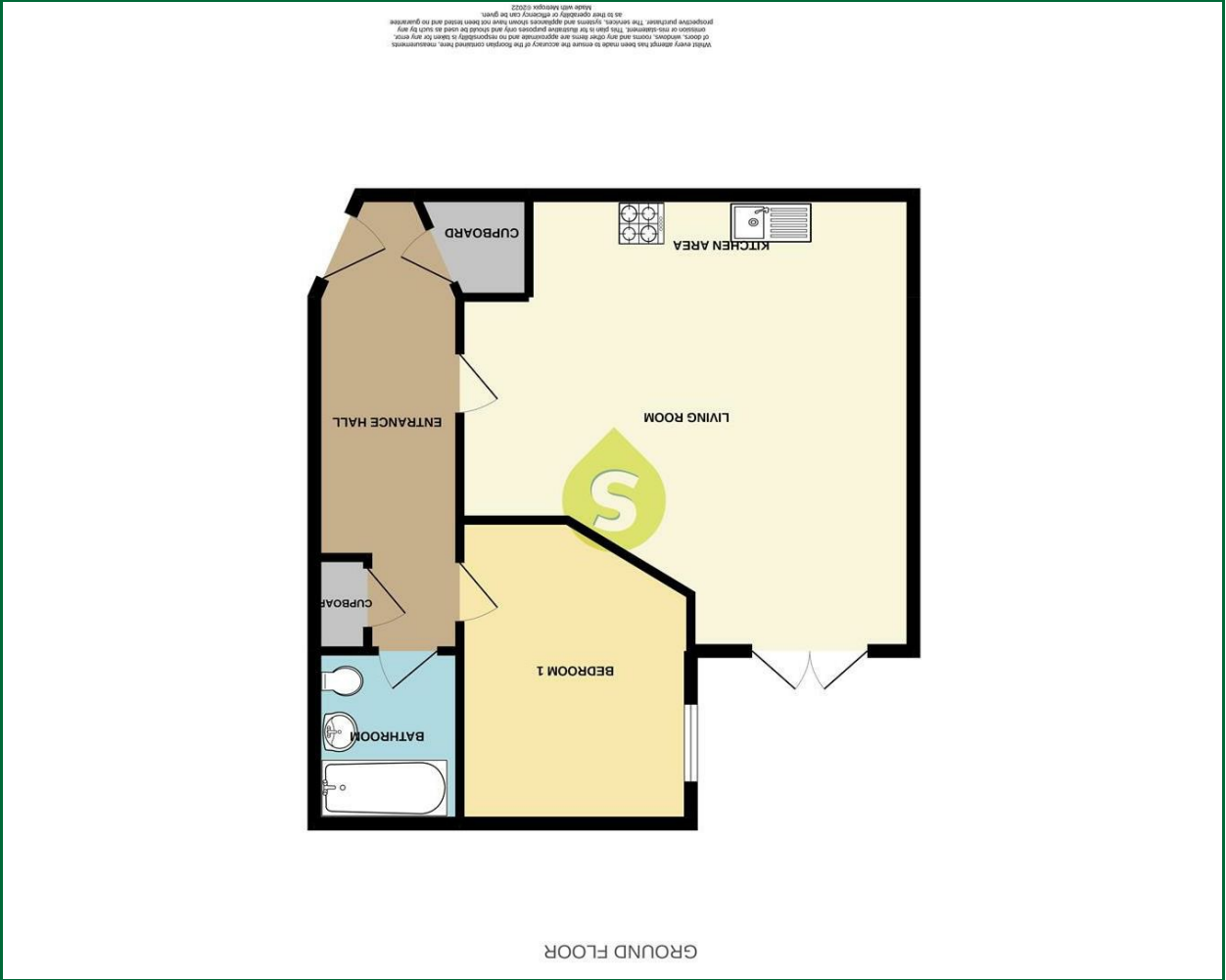
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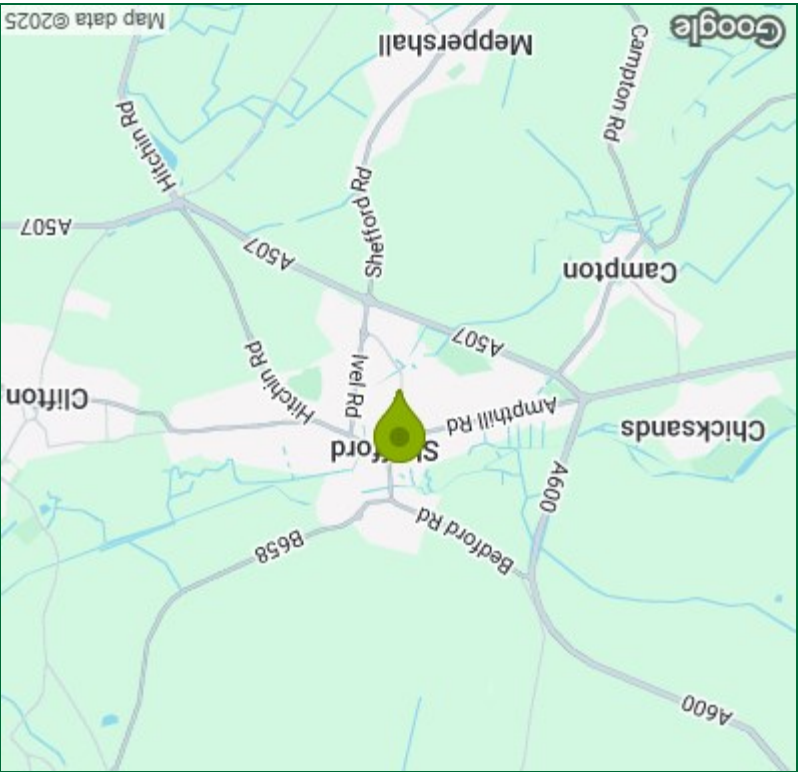
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

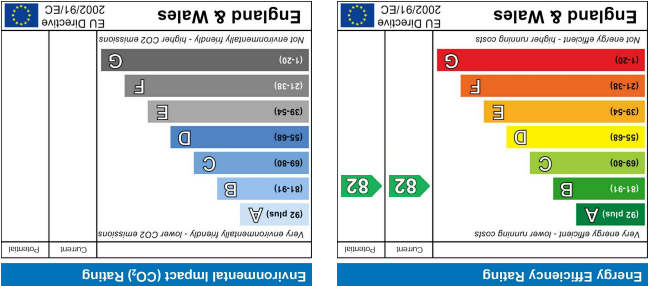


Floor Plan



Area Map

Energy Efficiency Graph



Entrance Hall
Entry phone system, storage cupboard.

Open Plan Kitchen / Living Room
Well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated appliances including dishwasher, washer/dryer, fridge/freezer, Built in gas hob with electric oven and extractor hood over, tiled walls to splashback areas, cupboard housing wall mounted gas boiler.

Lounge Area
French doors opening onto Juliette balcony, radiator.

Bedroom One
11'9" x 11'1"
UPVC window, radiator.

Bathroom
White bathroom suite comprising of panel enclosed bath with mixer tap and wall mounted shower with glass shower screen, pedestal wash hand basin, low level WC, part tiled walls, radiator.

Underground parking
One allocated secure parking bay.

Agents Notes
EPC band B. Council Tax band A. Lease term 125 years from September 2008. Annual Ground rent is £100 reviewed in February and levied each April. It has never changed.
Current annual service charge is £2752.44 which is being paid monthly by direct debit from April.



Reviewed annually in February each year. Please clarify all of the above details through your solicitors.

