



24 River View, Shefford, SG17 5FL **£950 Per Month**

A spacious, one bedroom top floor apartment located in a popular building within a short walk to Shefford Town Centre. The property is presented in excellent order throughout and boasts a large living room with Juliet balcony, fully fitted kitchen with appliances, double bedroom and modern bathroom.

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Entrance Hall

Entrance door, communal entry phone, two large storage cupboards, access to loft space.

Lounge/Diner 16'1" x 13'0" (4.92 x 3.98)

Spacious, open plan room with double glazed French doors onto Juliet balcony, two radiators, opening into:-

Kitchen 7'9" x 7'6" (2.37 x 2.29)

A 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 oven, hob with stainless steel extractor hood over, integrated dishwasher, cupboard housing wall mounted gas boiler, integrated washer/dryer, radiator, wood effect flooring, window to front.

Bedroom One 12'1" x 11'1" (3.69 x 3.4)

Window to front, radiator.

Bathroom

White suite comprising of panel enclosed bath, wall mounted shower, glass shower screen, low level w.c, pedestal wash hand basin, part tiled walls, radiator, wood effect flooring.

Outside

Communal garden area laid to lawn, communal bin store.

Parking

Allocated parking space for one car. No 108.

Agents Notes

Deposit £1096.

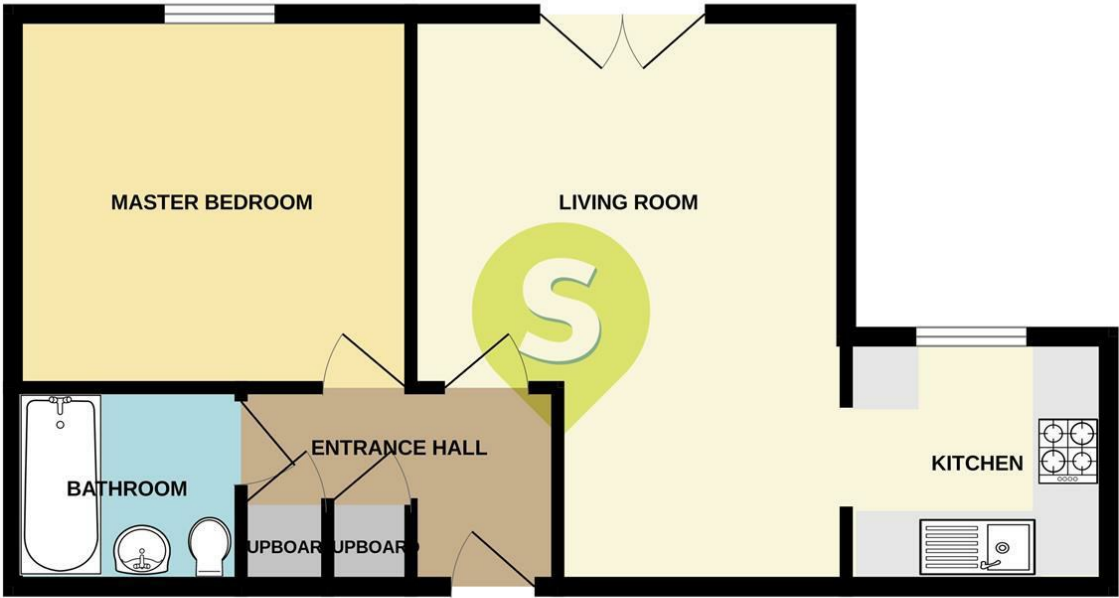
Tenancy term:- 6 Months plus.

Council tax band A.

EPC - Band C

Floor Plan

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

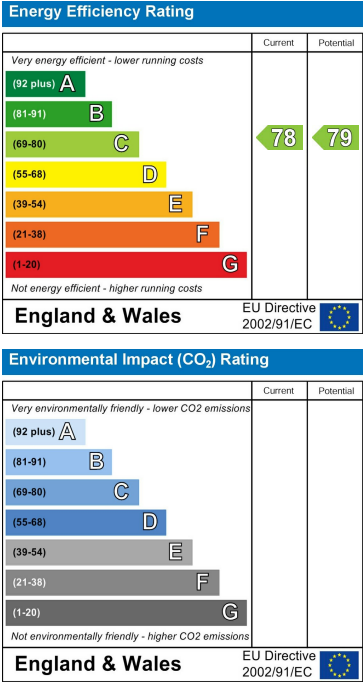


TOTAL FLOOR AREA : 485 sq.ft. (45.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
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Area Map



Energy Efficiency Graph



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