



Kennedy & Co.

13b Waverley Avenue, Sandy

SG19 1TQ

EPC: C

£139,950

- Very Rarely Available First Floor Flat
- No Upward Chain!
- One Double Bedroom With Built In Wardrobe
- Spacious Open Plan 15ft x 12ft Lounge & Re-Fitted Kitchen Area
- Re-Fitted Modern Shower Room
- uPVC Double Glazing Throughout
- Gas Radiator Central Heating With Combi Boiler
- Off Road Parking



A very rare opportunity to purchase this very well presented and much improved one double bedroom first floor apartment, benefitting from communal off road parking and no upward chain, situated in a sought after location within Sandy.

This excellent property boasts an entrance hall with storage cupboard, very spacious open plan 15ft x 12ft lounge with re-fitted modern kitchen area, re-fitted modern shower room, and one double bedroom.

Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating with combination boiler.

Externally the property benefits from communal gardens and communal off road parking.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Entrance door with communal stairs rising to first floor, with timber entrance door to:

ENTRANCE HALL

Single panel radiator, built in storage cupboard, laminated wood effect flooring, communicating doors to:

LOUNGE/KITCHEN AREA

15' 4" x 12' (4.67m x 3.66m) Open plan living space, two uPVC double glazed windows to front elevation, double panel radiator and single panel radiator, re-fitted kitchen area comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner electric hob over, space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, sunken spotlighting, laminated wood effect flooring.

BEDROOM

10' 1" x 8' 1" (3.07m x 2.46m) uPVC double glazed window to rear elevation, single panel radiator, large built in double wardrobe, laminated wood effect flooring.

SHOWER ROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, large walk-in double shower cubicle with fitted shower over, tiled to all splash areas, laminated wood effect flooring, sunken spotlighting, extractor fan.

COMMUNAL ROOM

Communal first floor utility room/storage space shared with the other flat on the first floor.

EXTERNALLY

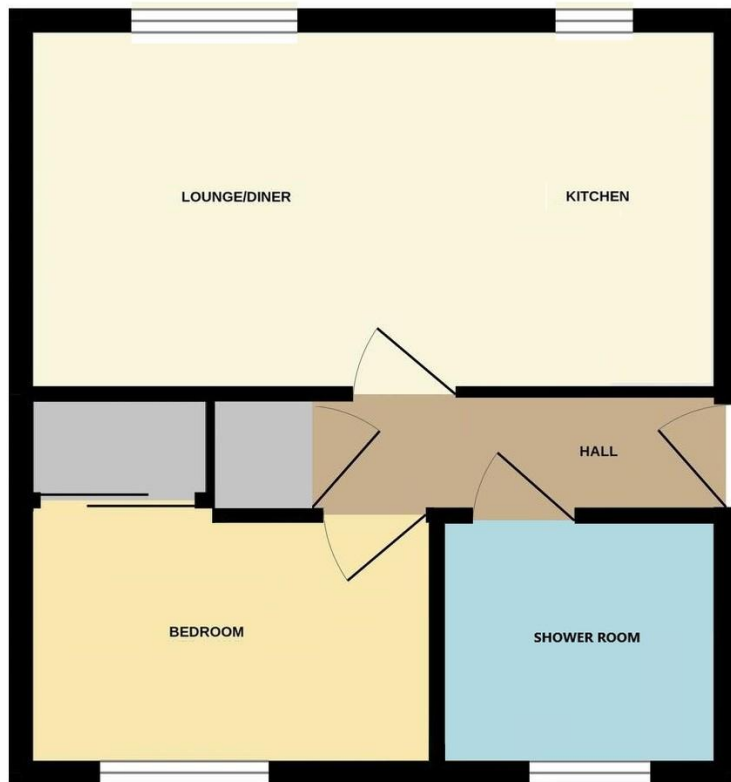
Communal gardens and communal off road parking.

LEASEHOLD

Years Remaining: 66

Service & Maintenance Charges: £112 per quarter





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.

COUNCIL TAX BAND

Tax band A

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.