



# Kennedy & Co.

1 Mayfield Court, Sandy

SG19 1NF

EPC: E

Offers In Region Of £170,000

- Two Bedroom Split Level Maisonette
- Very Spacious Throughout
- **No Upward Chain!**
- Spacious 15ft Lounge
- Single Garage
- Excellent 18ft Fitted Kitchen/Diner
- Fitted Bathroom
- Separate W.C
- uPVC Double Glazing Throughout



A fantastic opportunity to purchase this very spacious purpose built two bedroom first floor split level maisonette, which offers generous accommodation and a single garage, ideally situated within a short walk of the town centre with no upward chain.

This superb split level flat briefly boasts an entrance lobby, spacious 18ft fitted kitchen/diner, generous 15ft lounge, 12ft master bedroom, further guest bedroom and family bathroom with separate W.C.

Other benefits include uPVC double glazing throughout, electric heating, and no upward chain.

Externally this maisonette offers an easy maintenance front garden area and a single garage en-bloc.

Offered with no upward chain, this first time/investment buy must be viewed early to avoid disappointment.

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**

Timber entrance door to:

### **ENTRANCE HALL**

Stairs rising to first floor leading to:

### **INNER HALL**

Laminated wood effect flooring, built in storage cupboard, coving to ceiling, open plan design to kitchen plus door to:

### **LOUNGE**

15' 4" x 10' 1" (4.67m x 3.07m) uPVC double glazed window to rear elevation, electric storage heater, laminated wood effect flooring, coving to ceiling.

### **KITCHEN/DINER**

18' 3" x 6' 10" (5.56m x 2.08m) uPVC double glazed window to front elevation, electric storage heater, fitted kitchen comprising one bowl stainless steel sink/drain unit, rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, built in stainless steel oven with built in four burner electric hob over, further range of wall mounted units incorporating built in extractor hood, laminated wood effect flooring, ideal space for table and chairs, stairs rising to second floor, coving to ceiling.

## SECOND FLOOR

### LANDING

Electric heater, built in airing cupboard housing hot water cylinder and cold water tank, coving to ceiling, communicating doors to:

### MASTER BEDROOM

12' 3" x 10' 1" (3.73m x 3.07m) uPVC double glazed window to rear elevation, electric storage heater, built in sliding wardrobes, coving to ceiling.

### BEDROOM TWO

10' x 7' (3.05m x 2.13m) uPVC double glazed window to front elevation, electric heater, built in storage cupboard over stairs, coving to ceiling.

## BATHROOM

Modern fitted two piece white suite comprising wash hand basin and panelled bath with fitted shower over, tiled to all elevations, vinyl flooring, extractor fan.

### SEPARATE W.C

Modern fitted low level W.C, tiled to half height to all elevations, vinyl tiled effect flooring, coving to ceiling.

## EXTERNALLY

### FRONT

Easy maintenance front garden area, mainly laid to shingle with raised timber decking seating area, pathway to entrance door.

### GARAGE

Single garage en-bloc, up and over door.

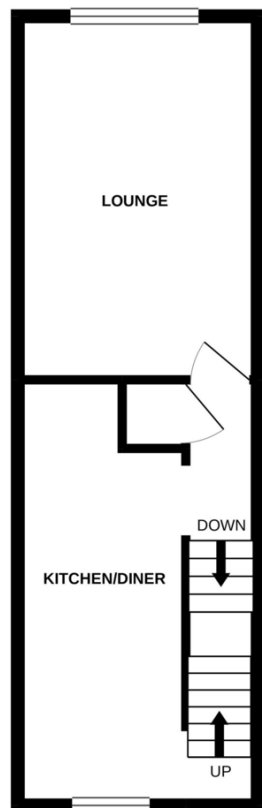
## LEASEHOLD

86 Years Remaining.

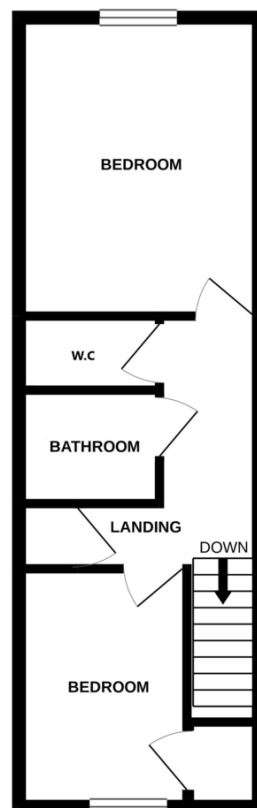
Approx. £275 per annum charge.



GROUND FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



1ST FLOOR  
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 63.3 sq.m. (682 sq.ft.) 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.

## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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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.