



Kennedy & Co.

Flat 3, 90 Bedford Road, Sandy

SG19 1ES

EPC: D

£145,000

- Purpose Built First Floor Apartment
- **No Upward Chain!**
- Re-Fitted Modern Kitchen
- Re-Fitted Modern Bathroom
- Spacious 13ft Lounge
- One Double Bedroom
- uPVC Double Glazing Throughout
- Private Allocated Off Road Parking



An excellent and very rare opportunity to purchase this very well presented and improved one double bedroom purpose built first floor flat, offered with no upward chain and ideal for first time buyers or investment buyers, boasting a generous lounge and private off road parking.

This superb property briefly boasts an entrance hall, spacious 13ft lounge, modern fitted kitchen, re-fitted modern bathroom and one double bedroom.

Other benefits include no upward chain, uPVC double glazing throughout, and private allocated off road parking for one or two small vehicles.

Offered chain free, early viewings on this fantastic property are strongly recommended.

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

Communal timber entrance door with stairs rising to first floor, large built in shared storage cupboard, personal timber entrance door to:

ENTRANCE HALL

Access to loft space, built in airing cupboard housing hot water cylinder, open plan design to lounge plus communicating doors to:

BEDROOM

9' 8" x 8' (2.95m x 2.44m) uPVC double glazed leaded window to front elevation, electric heater.

BATHROOM

Chrome wall mounted electric heated towel rail, electric fan heater, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

LOUNGE

13' x 9' 6" (3.96m x 2.9m) uPVC double glazed leaded window to front elevation, electric heater, door to:

KITCHEN

11' 2" x 5' 9" (3.4m x 1.75m) uPVC double glazed leaded window to side elevation, electric fan heater, re-fitted modern kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, wood effect rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for cooker, further range of wall mounted units, vinyl wood effect flooring, recess area with further wall mounted unit, work surface and space for fridge/freezer.

EXTERNALLY

Private allocated off road parking for one or two small cars.

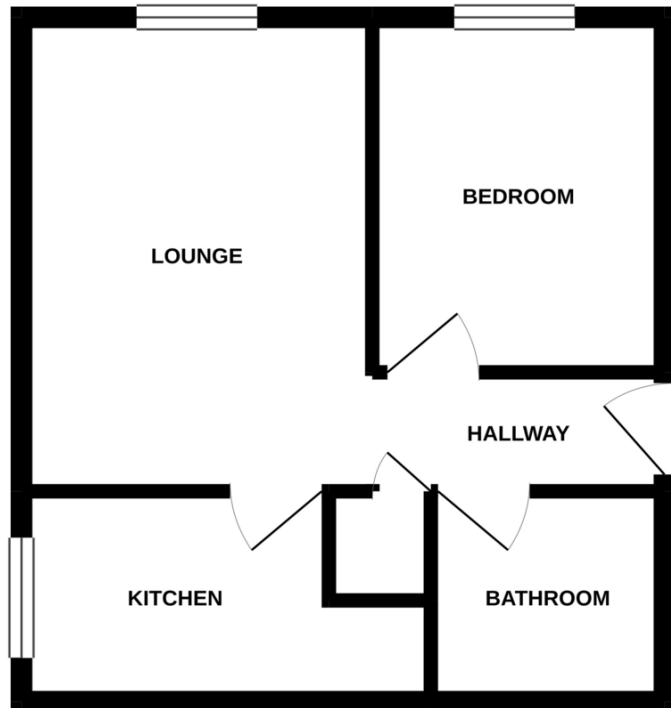
LEASEHOLD

964 Years Remaining

Service Charges/Contributions: Approximately £305 per annum.



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 327 sq.ft. (30.4 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.

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.