



**101 Elgar Drive, SG17 5RA**

**£900 PCM**

A second floor 1 bedroom purpose built flat in a popular development on the outskirts of Shefford town centre. The property will have the added benefit of being redecorated prior to a tenancy starting of neutral tones. Accommodation comprises: One bedroom with fitted wardrobes, living room with open plan kitchen, bathroom suite with shower. UPVC windows, electric heating. EPC Band D. Available Now.

### Communal Hallway

Communal entrance hall, stairs leading to first and second floors

### Entrance

Entrance door, entry phone system. Large storage cupboard.

### Living Room 12'11" x 8'11" (3.96 x 2.74 )



UPVC double glazed window to front. Neutral decor.& carpet. Electric storage heater.

### Open plan kitchen 8'11" x 6'11" (2.74 x 2.13)



Range of base and eye level units with roll top work surfaces, stainless steel sink with drainer. Tiled splashback areas. Plumbing for washing machine. Freestanding electric cooker provided. Fridge/freezer provided.

### Bedroom One 10'5" x 8'0" (3.20 x 2.44 )



UPVC double glazed window to front elevation. Fitted double wardrobes. Storage heater.

### Bathroom



Light grey bathroom suite comprising: bath tub with shower over/shower screen and curtain. Electric heater. New vinyl flooring.

### Communal Garden

Communal garden. Communal parking area

### Agent Notes

Deposit £1038.00.  
Council Tax Band A.

# Floor Plan

## SECOND FLOOR

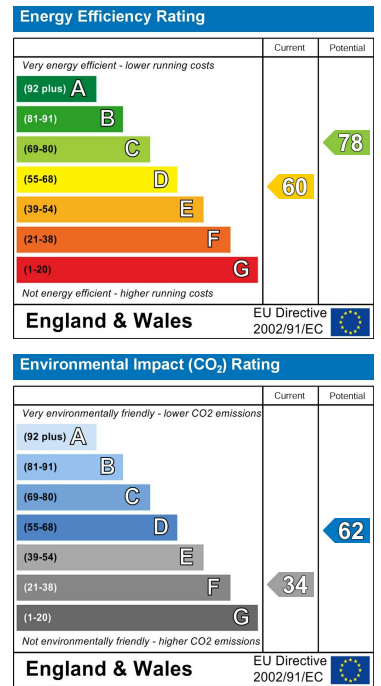


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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