





Property Description

Spacious One-Bedroom Apartment in the Heart of Shefford **

A fantastic opportunity to own a generously proportioned purpose-built one-bedroom apartment in the highly desirable market town of Shefford. Combining generous living space, beautiful countryside surroundings and excellent commuter links, this is the perfect first home for professionals or couples.

The standout feature is the rare, exceptionally spacious double bedroom, easily accommodating a king-size bed while still offering ample room for a dedicated home office, vanity area and additional storage. Perfect for today's hybrid working lifestyle without compromising on comfort or space.

Enjoy the convenience of being within walking distance of Shefford's excellent local amenities, including independent cafés, pubs, restaurants, parks and a welcoming community atmosphere.

Ideally located three miles from Arlesey station with direct London services, this apartment offers peaceful market town living with excellent commuter convenience. Early viewing is highly recommended.

Key Features

- Spacious one bedroom apartment
- Well presented
- Located in the highly desirable Shefford
- Good sized double bedroom
- Close to commuter links
- Ideal for a first-time buyer
- Surrounded by countryside
- Walking distance to local amenities



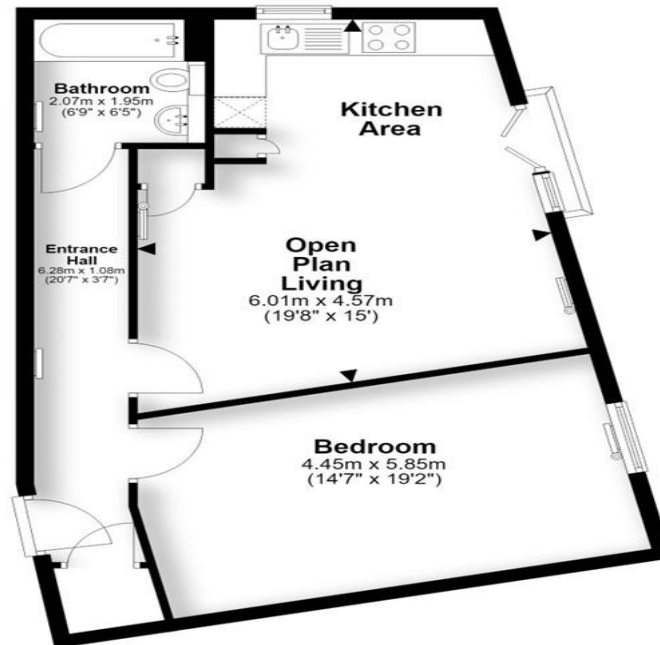






First Floor

Approx. 58.7 sq. metres (631.9 sq. feet)
(excluding Balcony)



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed on this specification have not been tested by Oliver Connells or any representative of Oliver Connells and no guarantee as to their operating ability or their efficiency can be given. Copyright Oliver Connells Date Prepared - August 2024

To view this property please contact Connells on

T 01462 437 666
E hitchin@connells.co.uk

14 High Street
HITCHIN SG5 1AT

EPC Rating: C Council Tax
Band: A

Service Charge:
1583.16

Tenure: Leasehold

view this property online [connells.co.uk/Property/HIT308732](https://www.connells.co.uk/Property/HIT308732)

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIT308732 - 0004

