



Kennedy & Co.

13 Mayfield Court, Sandy

SG19 1NF

EPC: E

£169,950

- Two Double Bedroom Ground Floor Flat
- **No Upward Chain!**
- Spacious 17ft Lounge
- Generous 15ft Modern Kitchen/Breakfast Room
- Modern Shower Room
- Separate W.C
- uPVC Double Glazing Throughout
- Single Garage En-Bloc
- New 125 Year Lease



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

This superb flat briefly boasts an entrance hallway, spacious 15ft kitchen/breakfast room, generous 17ft lounge, master bedroom, further guest bedroom and modern shower room with separate W.C.

Other benefits include a new 125 year lease, uPVC double glazing throughout, electric heating, and no upward chain.

Externally this property 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

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to side elevation, laminated wood effect flooring, door to:



LOUNGE

17' 5" x 10' 1" (5.31m x 3.07m) uPVC double glazed window to front elevation, electric fireplace, laminated wood effect flooring, communicating doors to:

KITCHEN/BREAKFAST ROOM

15' 10" x 6' 6" (4.83m x 1.98m) uPVC double glazed window to rear elevation, fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, wood effect work surfaces, range of base units incorporating space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, laminated wood effect flooring, built in under stairs storage cupboard, built in double doored airing cupboard housing cold and hot water tanks, ideal space for table and chairs.

INNER HALL

Built in under stairs storage cupboard, laminated wood effect flooring, communicating doors to:

MASTER BEDROOM

11' 6" x 9' 10" (3.51m x 3m) uPVC double glazed window to front elevation, electric storage heater.

BEDROOM TWO

13' 2" x 6' 3" (4.01m x 1.91m) uPVC double glazed window to rear elevation, electric storage heater.

SHOWER ROOM

Wall mounted heated towel rail, re-fitted two piece white suite comprising wash hand basin with mixer tap over set int cupboard unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, built in storage recess with shelving, laminated wood effect flooring.

SEPARATE W.C

Re-fitted modern low level W.C, laminated wood effect flooring.

EXTERNALLY

FRONT

Easy maintenance fully paved and shingled front garden area.

GARAGE

Single garage en-bloc.

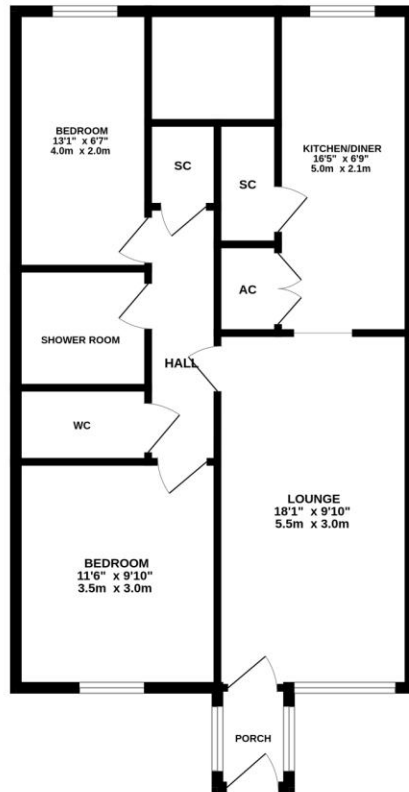
LEASEHOLD

Years Remaining: 125

Charges: £200 per annum



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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.
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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

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.