



6 The Wharf, Shefford, SG17 5DH

Price Guide £209,950

An opportunity to purchase this two bedroom top floor apartment located just a short walk into Shefford Town Centre. The property is presented in good order throughout with a spacious lounge, fitted kitchen, two bedrooms and bathroom. Being sold with the added advantage of no upward chain this would make a great investment or first time purchase. Buy to let rental value £1100.00 PCM.

Communal entrance hall

Entrance door, stairs leading to first and second floor.

Entrance Hall

Entrance door, entry phone, electric heater, cupboard housing hot water tank, storage cupboard.

Kitchen 8'4" x 7'4" (2.56 x 2.24)

Fitted kitchen with a range of base and eye level units with roll top work surfaces, sink unit with mixer tap, integrated oven and hob, plumbing for washing machine, window to front.

Lounge 13'7" x 11'8" (4.16 x 3.58)

Window to rear, electric heater.

Bedroom One 15'1" x 9'1" (4.62 x 2.78)



Dual aspect room with windows to rear and side, electric heater.

Bedroom Two 8'2" x 6'6" (2.5 x 2.0)

Window to rear, electric heater.

Bathroom



White suite comprising of panel enclosed bath with glass shower screen and wall mounted shower, pedestal wash hand basin, low level w.c, part tiled walls, window to front.

Communal Parking

Ample communal parking for residence. Un allocated.

Gardens



Laid to lawn with flower beds.

Agents Notes

No upward chain.

Leasehold. By purchasing the property you will also own a share of the freehold.

Lease Term 95 years remaining. To be confirmed.

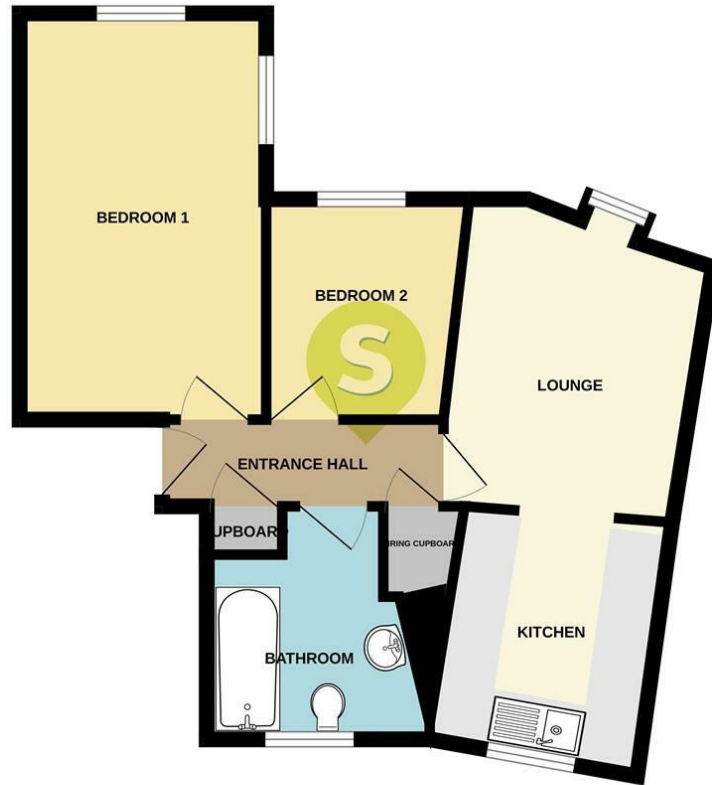
Annual service charge £1000.00. Per annum.

Annual ground rent £TBC.

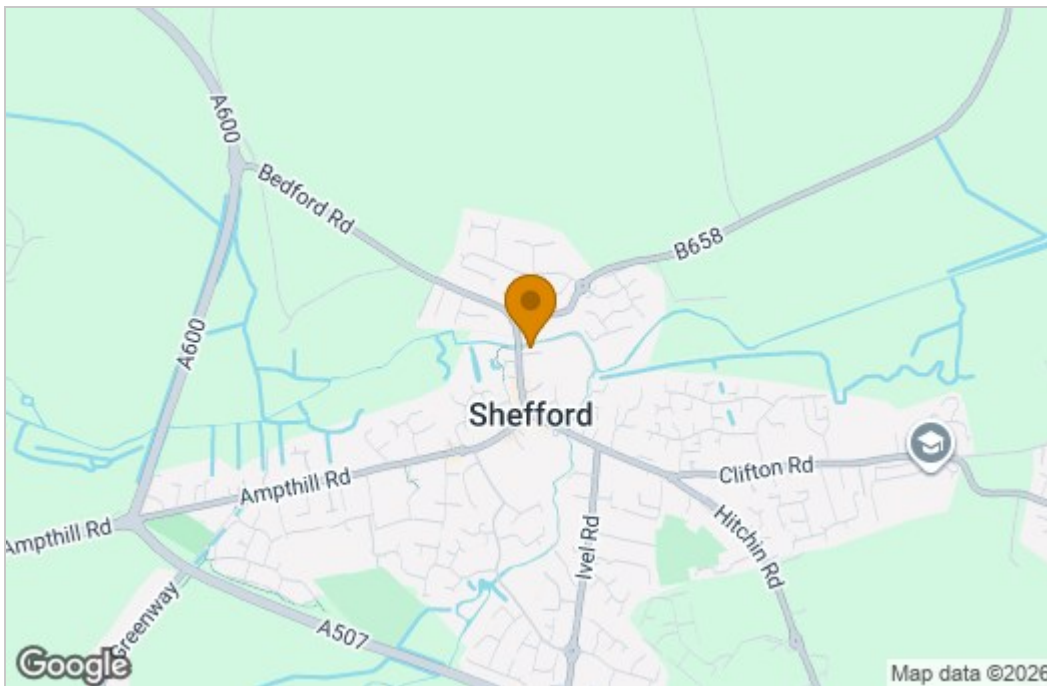
Large loft space professionally boarded.

Floor Plan

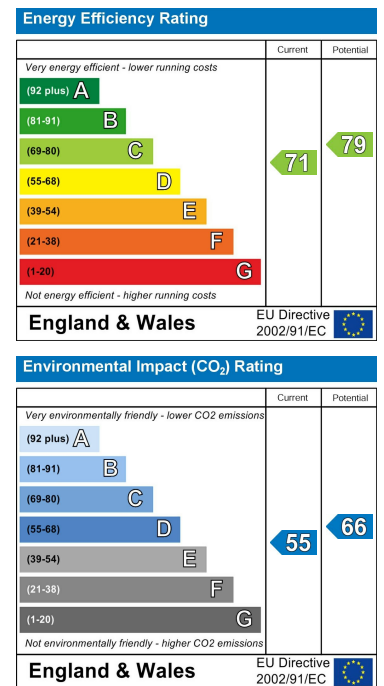
GROUND FLOOR



Area Map



Energy Efficiency Graph



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