Sheridan's









105 Elgar Drive, Shefford, SG17 5RA

Price Guide £170,000

An exciting opportunity to purchase this two bedroom, top floor apartment located in a sought after area within walking distance to Shefford Town Centre. The property is presented in excellent order throughout and would make an ideal investment or first time purchase. Buy to let rental value £1000.00 PCM. Being sold with no upward chain.

Entrance Hall
Entrance door, fitted cupboard.

Kitchen 8'9" x 7'1" (2.69 x 2.18)
Range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob, tiled splashback, plumbing for washing machine, space for upright fridge/freezer, window to front.

Living Room 19'3" x 12'5" (5.89 x 3.8)



Window to front, two storage heaters.

Bedroom One 11'4" x 8'0" (3.47 x 2.46)
Window to rear, built in wardrobe, electric heater.

Bedroom Two 8'2" x 7'11" (2.51 x 2.42)



Window to rear, electric heater.

Bathroom

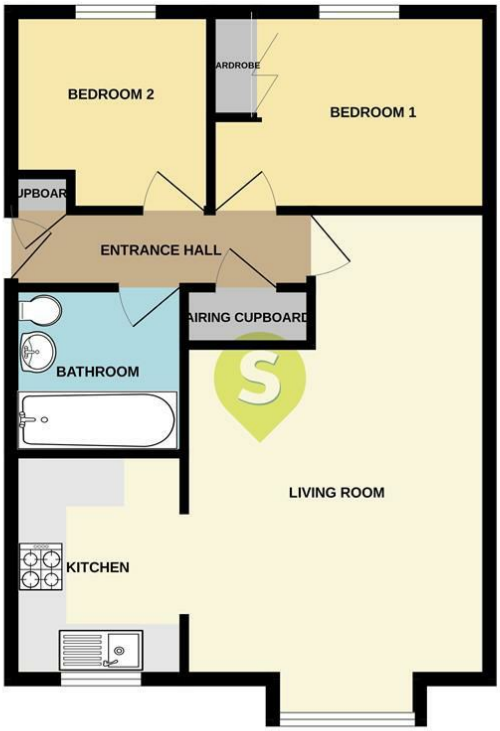


Suite comprising of panelled bath with mixer tap, wall mounted power shower, low level w.c, pedestal wash hand basin, fully tiled walls.

Agents Notes
Council Tax Band B
EPC band C
Parking available in communal car park.
Lease term 189 years from 1st July 1990.
Ground Rent Nil.
Service Charge £127.50 per month.

Floor Plan

SECOND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



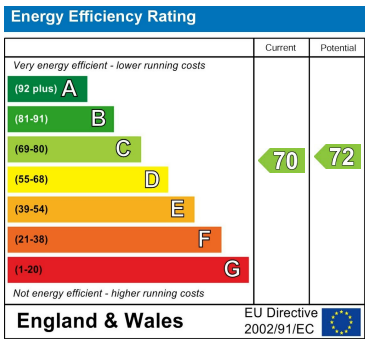
TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

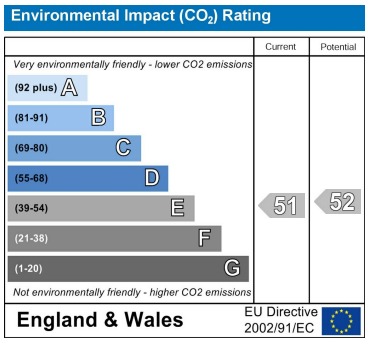
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Energy Efficiency Graph





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