

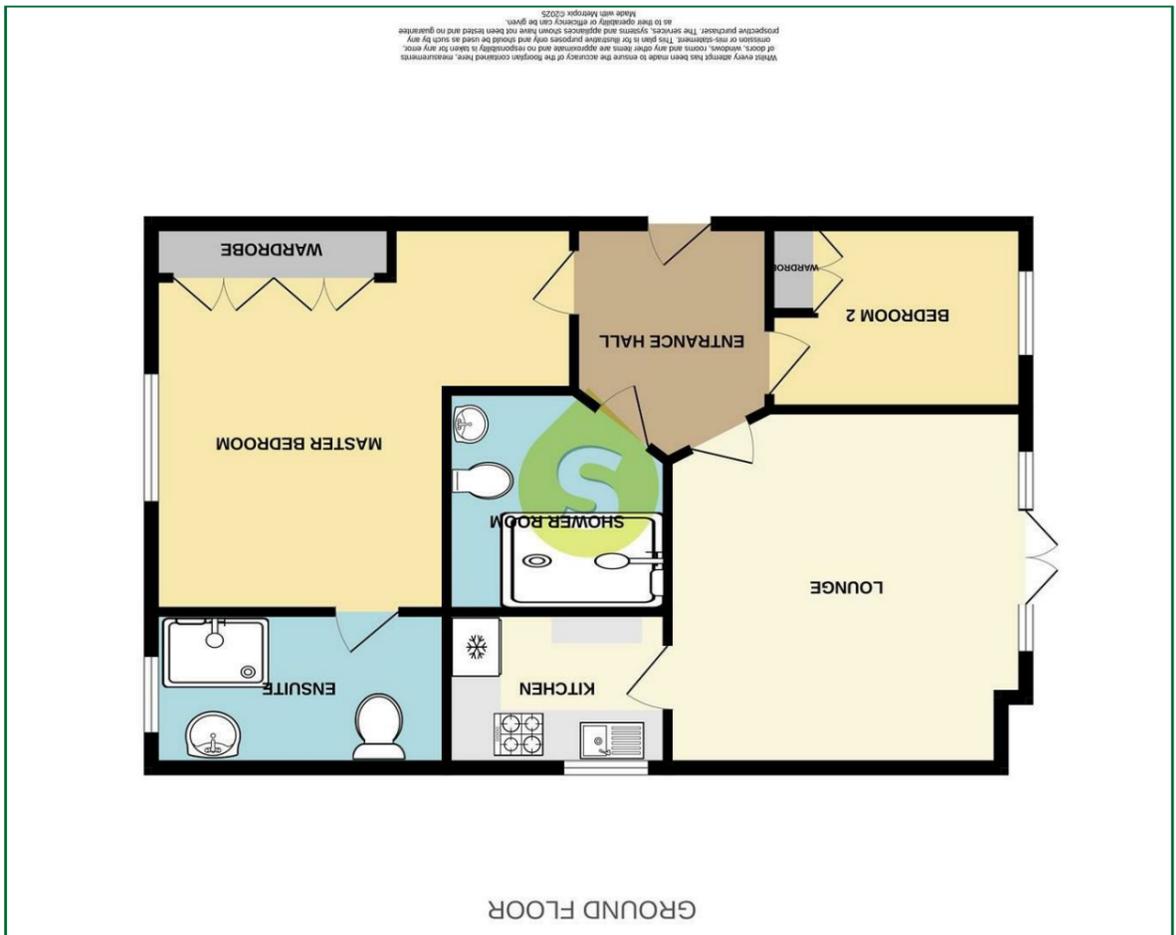


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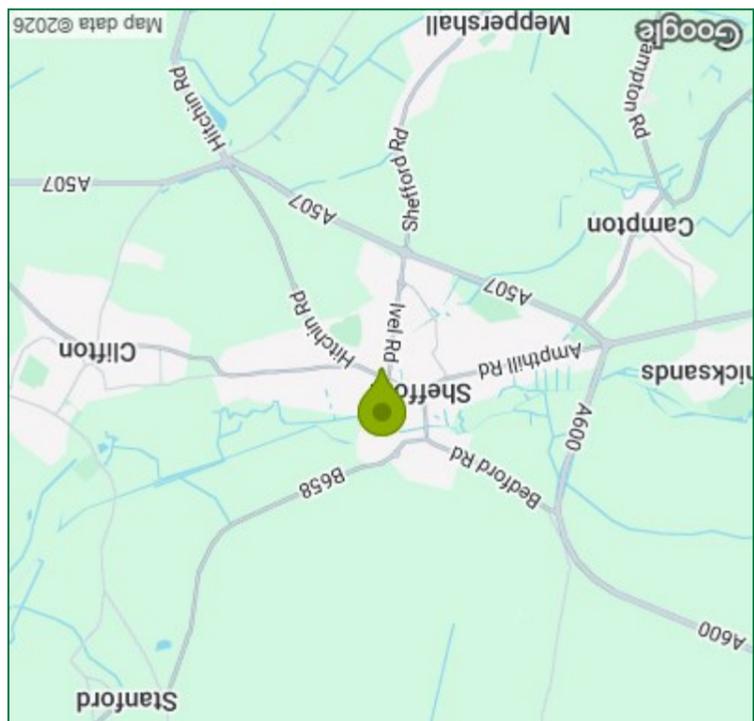
### Viewing

Please contact our Shefford Office on 01462 814087

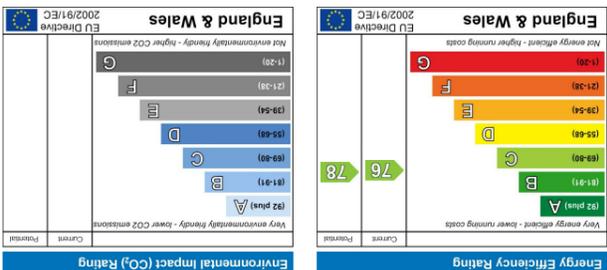
if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Coopers Court,  
Shefford 1  
£230,000



- \* Superb Town Centre Location
- \* Lounge with French doors to patio area
- \* Fitted kitchen with appliances
- \* Master bedroom with en-suite shower room
- \* Two good sized bedrooms
- \* Underfloor heating throughout
- \* Being sold with no upward chain

#### Entrance Hall

Entrance door, entry phone, underfloor heating, doors to all rooms.

#### Lounge

14'4" x 14'1"

French doors opening onto patio and leading to communal garden, two windows to front, underfloor heating, spotlights.

#### Kitchen

10'1" x 6'1"

Fitted with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven with gas hob over and extractor hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled floor, spotlights, underfloor heating, window to side.

#### Bedroom One

15'8" x 11'8"

Window to rear, underfloor heating, fitted four door wardrobe, door to:-



#### En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c, spotlights, extractor fan, underfloor heating, window to rear.

#### Bedroom Two

10'0" x 7'4"

Window to front, fitted wardrobe, underfloor heating.

#### Shower Room

White suite comprising of large walk in shower enclosure with wall mounted shower, low level w.c, pedestal wash hand basin, tiled floor, extractor fan, underfloor heating.

#### Communal Gardens

Gardens laid mainly to lawn with mature hedging and paths, communal bin store.

#### Parking

Allocated parking space for one car.

#### Agents Note

Lease term:- 125 years from March 2004.

Annual service charge:- £1570.57 per annum.

Ground Rent:- £200.00 per annum.

We would advise any buyer to confirm the above charges via their solicitors.

Council tax band B.

