



**Kennedy
& Co.**

18a Longfield Road, Sandy

SG19 1LJ

EPC: D

£165,000

- Fully Renovated & Stunning Throughout
- One Double Bedroom Ground Floor Flat With **No Upward Chain**
- Spacious 14ft Lounge
- Newly Fitted Kitchen With Quartz Work Surfaces
- Newly Fitted Bathroom
- Newly Fitted uPVC Double Glazing
- Newly Fitted Heating & Air Conditioning Units
- Private Allocated Off Road Parking



A wonderful opportunity to purchase this stunning one double bedroom ground floor flat, which has undergone a complete renovation and has been hugely improved throughout, offering no upward chain, private allocated off road parking, and newly fitted kitchen and bathroom, whilst enjoying a superb convenient location within easy walking distance of the town centre.

This excellent property briefly boasts an entrance hallway, generous 14ft sitting room, newly fitted kitchen with Quartz work surfaces and built in appliances, newly fitted luxury bathroom, and one double bedroom.

Other benefits include no upward chain, newly installed uPVC double glazing throughout, newly installed heating units and air conditioning units, all new electrics, all new internal doors, complete re-decoration, and all new floor coverings.

The current owner has also expressed that all fixtures and fittings are new, and would be willing to include these in the sale via separate negotiation.

Externally the property offers private allocated off road parking.

The flat is offered with a 25% share of the freehold, with a very long lease and no ground rent or maintenance charges.

Offered with no upward chain, early viewings on this delightful home are strongly advised.

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

Newly replaced composite double glazed entrance door to:

ENTRANCE HALL

Solid oak flooring with built in entrance mat, sunken spotlighting, built in airing cupboard housing 'Mega-Flo' hot water system, replaced communicating internal doors to:

BATHROOM

uPVC obscure double glazed window to side elevation, feature wall mounted heated towel rail, newly fitted luxury three piece bathroom suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into drawer unit, bath with mixer tap, wall mounted shower attachment and rain shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

BEDROOM

11' 2" x 9' 2" (3.4m x 2.79m) uPVC double glazed window to front elevation, newly fitted wall mounted air conditioning/heating unit, sunken spotlighting.

SITTING ROOM

14' 10" x 10' 4" (4.52m x 3.15m) Two uPVC double glazed windows to front elevation, new wall mounted electric heater, solid oak flooring, sunken spotlighting, doorway to:

KITCHEN

11' 8" x 7' 1" (3.56m x 2.16m) uPVC double glazed window to side elevation, newly fitted luxury kitchen comprising one and a half bowl composite sink unit with mixer tap over, solid Quartz work surfaces with integrated drainer, range of soft-close base units incorporating built in oven, built in four burner induction hob, built in washing machine with matching door,

space for American style fridge/freezer, further range of soft-close wall mounted units incorporating fitted extractor hood, continued solid oak flooring, sunken spotlighting.

EXTERNALLY

Allocated secure gated off road parking available.

LEASEHOLD

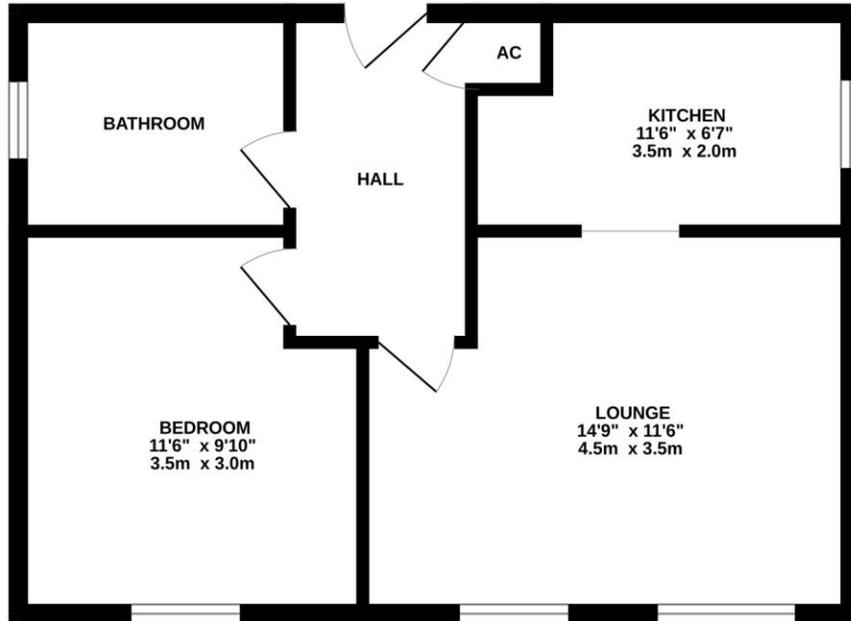
Property is offered with a 25% share of the freehold.

Lease length - Approx: 960 years

No ground rent or maintenance charges.



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



COUNCIL TAX BAND

Tax band B

TENURE

Share of Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

TOTAL FLOOR AREA : 455 sq.ft. (42.3 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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