



High Street, Sandy, SG19 1EZ
£159,950

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this wonderfully presented first floor purpose built one bed roomed apartment situated in a great location just a 2/3 minute walk to the town centre and a 3/4 minute walk to the mainline station with direct access into London St Pancras. The apartment has been re-carpeted by the present owner and a new boiler fitted in 2019. There is a large L shaped entrance hall, a 12'8 lounge, high gloss kitchen and a double bedroom. There is parking with the apartment affording one permit plus one for a guest. As stated previously it is a case of putting your personal belongings in and off you go.

Sandy is a town which offers a range of amenities including several schools, doctors surgery, dentist, a host of shops and restaurants and has a mainline train station giving direct access to London St Pancras. It also has great access to the A1.

The property really would suit a first time buyer, someone who is maybe downsizing or an investor but viewing is strongly recommended.

Communal entrance

Entrance

Entrance hall.
11'1 x 9'2 (3.38m x 2.79m)

Lounge
12'8 x 11'3 (3.86m x 3.43m)

Kitchen
10'6 x 5'6 (3.20m x 1.68m)

Bedroom
11'9 x 9'8 (3.58m x 2.95m)

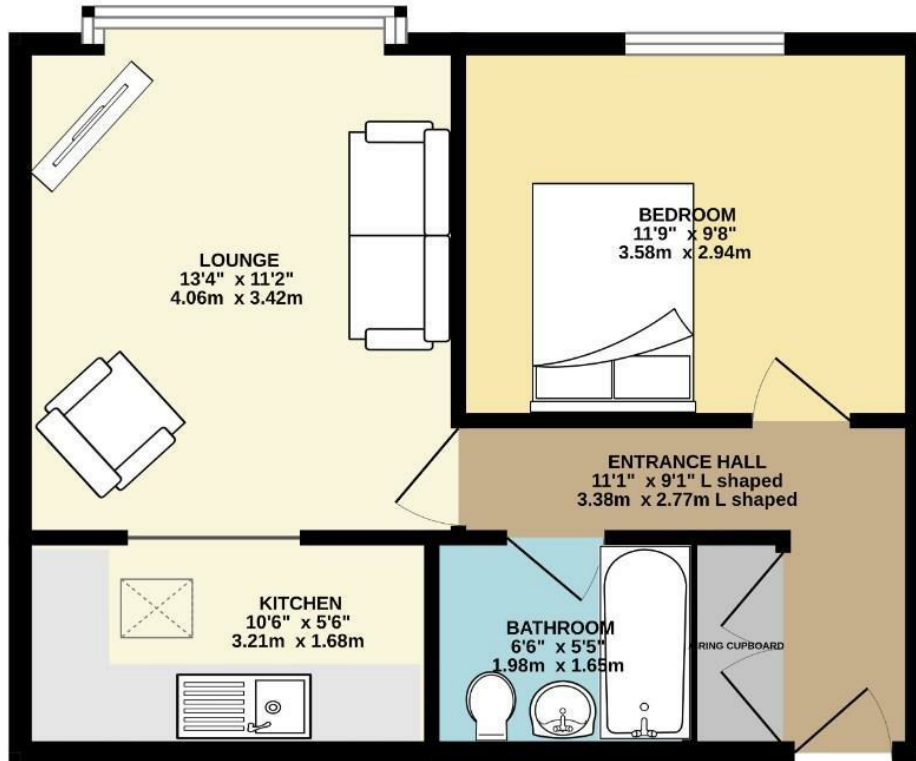
Bathroom
6'6 x 5'5 (1.98m x 1.65m)





Outside
Parking
Storage
AGENTS NOTES

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	77
England & Wales	EU Directive 2002/91/EC	

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