



Old Station Way, Shefford, SG17 5ED

Offers over £200,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to offer for sale this beautifully presented two bedroom 2nd floor apartment in the heart of Shefford. The property has been wonderfully updated by the present owner and including a new bathroom and "Karndean" flooring. The apartment has a lovely contemporary feel with the stylish shelving and timber storage to both the lounge and the main bedroom that give the apartment a real sense of "style". As well as the two double bedrooms you have a 17ft dual aspect lounge, fitted kitchen and a fully re-fitted bathroom. Outside there is the real bonus of a garage as well as communal parking just for the residents. There are also wonderfully maintained front and rear gardens.

As previously mentioned, the property is situated right in the heart of Shefford and is within easy walking distance of the town. Shefford is a popular market town and has a variety of shops, eateries, schools, library, doctors' surgery, sports facilities and has great access for both the M1 and A1 link roads. You are served by train stations at both Arlesey and Biggleswade that offer direct access to London St Pancras/Kings Cross.

**\*\*\*CHAIN FREE\*\*\*GARAGE\*\*\***

**Communal Entrance**

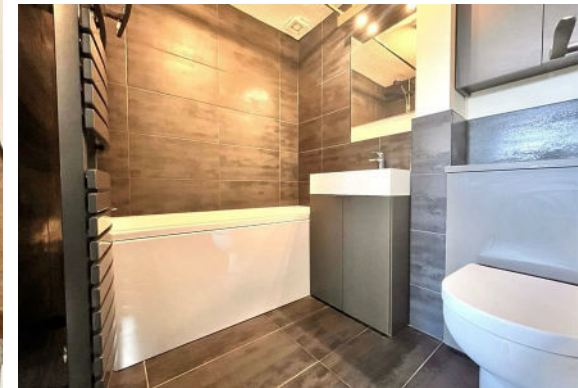
**Entrance**

**Entrance Hall**

**Lounge/Diner**  
17'4 x 12'2 (5.28m x 3.71m)

**Kitchen**  
10 x 8'9 (3.05m x 2.67m)

**Bedroom One**  
14'7 x 9'8 (4.45m x 2.95m)





Bedroom Two  
11'2 x 7'4 (3.40m x 2.24m)

Bathroom

Outside

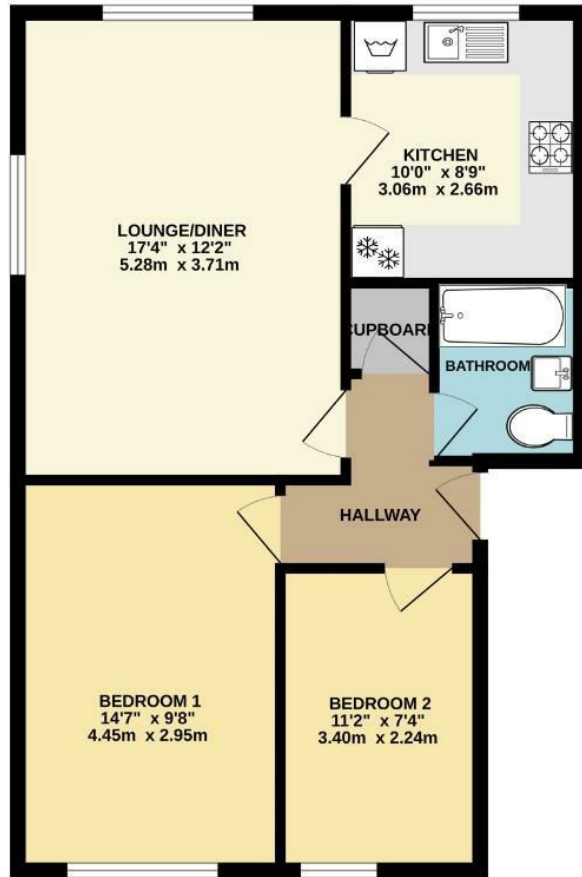
Communal Gardens

Garage

Parking

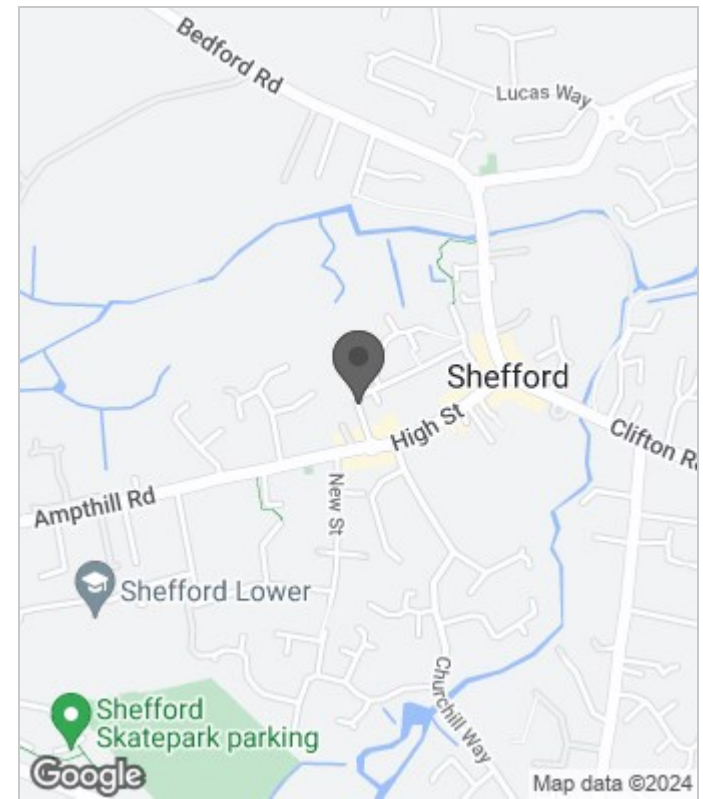
AGENTS NOTES

SECOND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.