



Mayfield Court

Sandy, SG19 1NF

Asking Price Of

£149,950

Property Features

- Two bedrooms
- Bathroom
- Ground floor apartment
- Garage en-bloc
- Investment opportunity
- Lounge/diner
- Kitchen

Full Description

PORCH

3' 0" x 2' 7" (0.92m x 0.8m)

UPVC double glazed obscure door to lounge.

IDEAL INVESTMENT OPPORTUNITY, two bedroom ground floor flat in the heart of Sandy within walking distance to the town centre, with ease of access to Sandy train station and the A1; Ideal for commuting purposes, the property comprises of two bedrooms, lounge/diner, kitchen, bathroom and garage en-bloc.

LOUNGE

17' 9" x 9' 10" (5.41m x 3m)

UPVC double glazed obscure door to lounge, UPVC double glazed window to front aspect, electric storage heater and fitted carpet, doors off to:

KITCHEN

15' 9" x 7' 3" (4.8m x 2.21m)

UPVC double glazed window to rear aspect, range of matching wall and base units with worktop over, stainless steel sink unit with tiling to splash back, integral oven with four ring ceramic hob, space and plumbing for washing machine/dish washer, space for under counter fridge and freezer, space for freestanding fridge freezer, storage cupboard, airing cupboard housing water cylinder and vinyl flooring.

HALLWAY

Storage cupboard, electric storage heater and fitted carpet, doors off to:



BEDROOM 1

11' 6" x 9' 10" (3.51m x 3m)

UPVC double glazed window to front aspect, electric storage heater and fitted carpet.

BEDROOM 2

13' 1" x 6' 7" (3.99m x 2.01m)

UPVC double glazed window to rear aspect, electric heater and fitted carpet.

BATHROOM

Two piece suite comprising of pedestal wash hand basin, panel bath with shower over, tiling to walls, extractor and tiled flooring.

WC

Low level WC and laminate flooring.

EXTERNALLY

FRONT

Laid to lawn with bin storage area laid to patio slab.

GARAGE EN-BLOC

Renewed 99-year lease in 2016 with a remainder of 95 years.

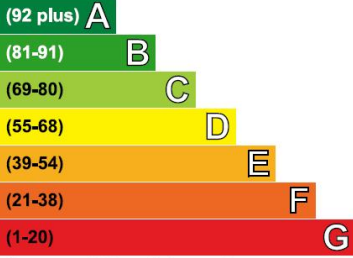
£275 is made payable every September.

No maintenance costs.



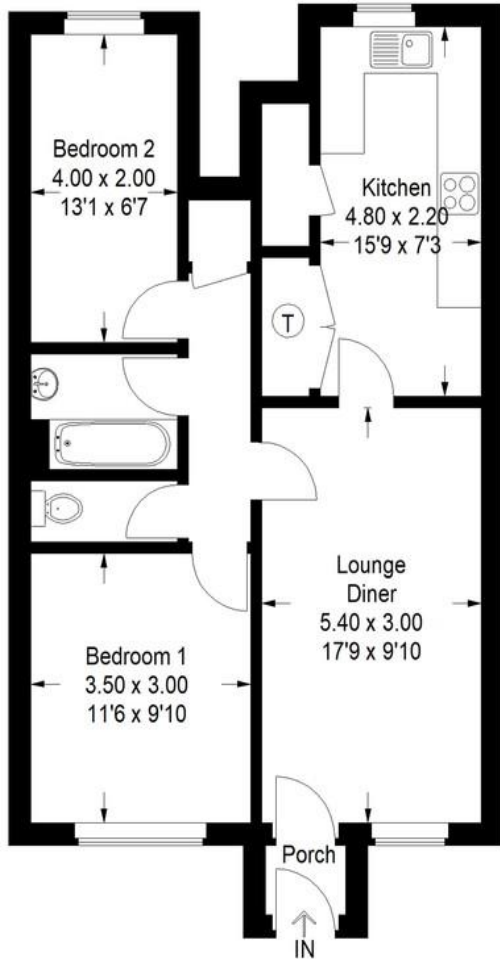
Energy Efficiency Rating

Very energy efficient - lower running costs



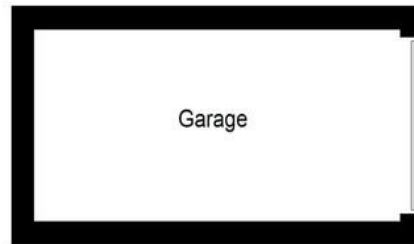
Not energy efficient - higher running costs

Current	Potential
66	79



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Approximate Gross Internal Area
 61.6 sq m / 663 sq ft
 (Excluding Garage)



(Not Shown In Actual
 Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 645904)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements