



East Road

Sandy, SG19 1LH

£160,000

Property Features

- Two Bedroom First Floor Apartment
- uPVC Double Glazing Throughout
- Easy Walking Distance To Town Centre
- Gas To Radiator
- Ample storage
- Kitchen
- Lounge/Diner
- Excellent first time buy
- Viewing Highly recommended

Full Description

An excellent opportunity to purchase this spacious two bedroom first floor apartment, benefitting from a generous 18ft lounge and 16ft master bedroom and ideally situated within a short walk of the town centre.

This property briefly boasts entrance hall, Lounge/diner, fitted kitchen, re-fitted shower room, two bedrooms and ample storage

Further benefits from uPVC double glazing throughout, gas to radiator central heating, and communal gardens with brick built outside storage cupboard. this ideal first time or investment buy must be viewed early to avoid disappointment.

ENTRANCE HALL

LOUNGE DINER

18' 6" max x 10' 7" (5.64m x 3.23m)

KITCHEN

9' 10" x 6' 11" (3m x 2.11m)

BEDROOM

16' 7" x 9' (5.05m x 2.74m)

BEDROOM

9' 8" max x 8' 11" max (2.95m x 2.72m)

SHOWER ROOM

EXTERNAL

Communal grass areas, bike store, drying area.

LEASE INFO

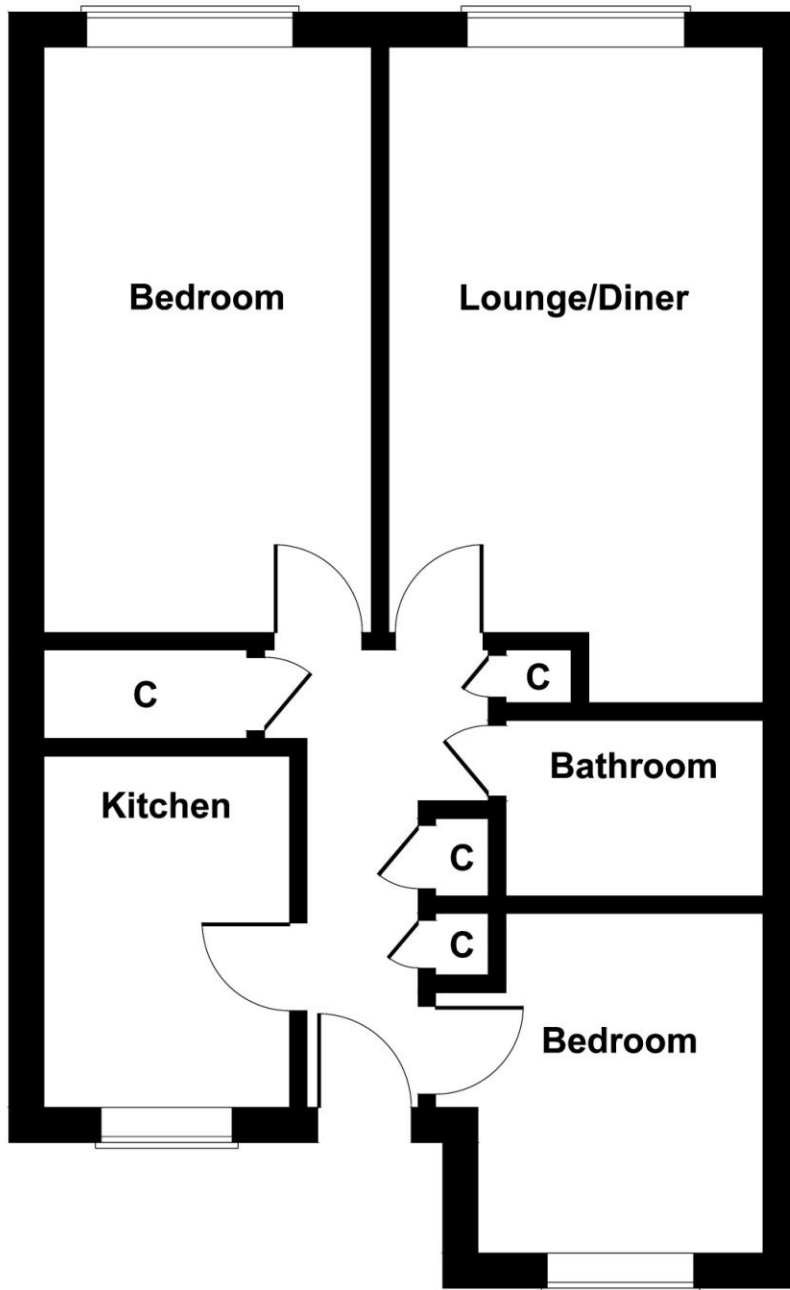


We now pay £130.27 per quarter to Grand Union Housing
this is a maintenance fee.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

East Road

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2021
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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 and 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