



Sandford Rise

Sandy, SG19 1ED

Guide price £155,000-£165,000

Property Features

- Two Bedrooms
- Popular Location
- Viewing Highly Recommended
- excellent links to the A1
- Finished to High Specification
- Ideal first time buy
- Ample parking
- Gas Central Heating
- Refitted kitchen

Full Description

****Guide Price £155,000-£165,000**** A well presented and much improved ground floor, two double bedroom apartment which represents an ideal first purchase or buy to let property.

The accommodation comprises, Entrance Hall, Spacious Living Room, Re-fitted Kitchen, 2 Double Bedrooms, and a Re-fitted Bathroom/wc.

Sandy is a small market town located off the A1 in the county Bedfordshire. The town offers some stunning country walks through Sandy Hills and alongside the River Ivel as well as being home to the RSPB nature reserve. The town's amenities include local schools, shops, supermarkets, pubs, restaurants and a leisure centre. Sandy train station provides a service to Kings Cross station getting you to the Capital from 47 minutes.

ENTRANCE HALL

KITCHEN

10' 1" x 6' 6" (3.07m x 1.98m)

LOUNGE

16' 4" x 10' 9" (4.98m x 3.28m)

MASTER BEDROOM

16' 5" x 8' 10" (5m x 2.69m)

BEDROOM

9' 9" x 8' 10" (2.97m x 2.69m)

BATHROOM

EXTERNALLY

Communal gardens and brick built external store, ample parking



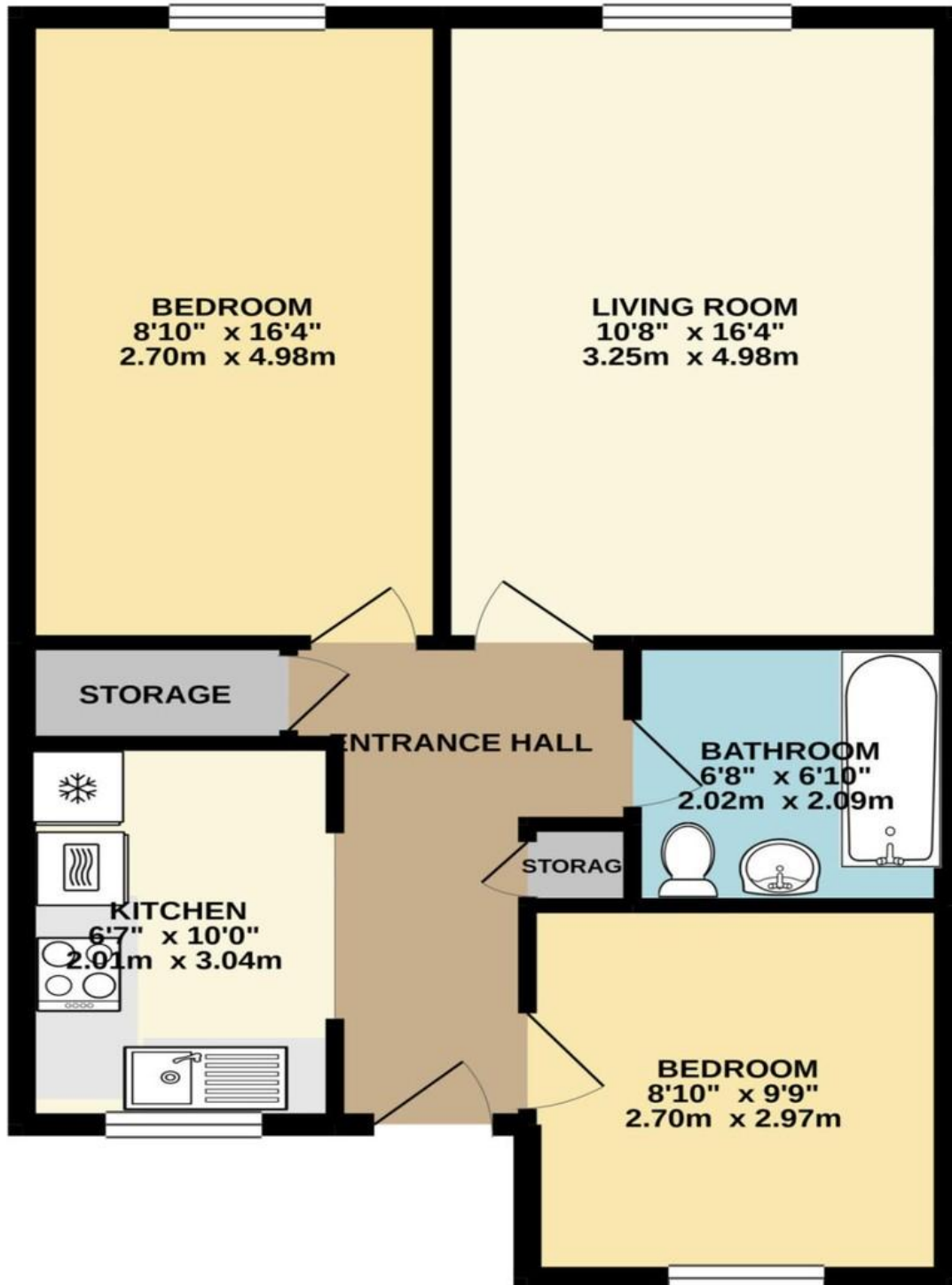
LEASEHOLD

The vendor informs us there is 85 years remaining:

Service Charge: £114 per quarter.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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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