



81 Elgar Drive, Shefford, SG17 5RA



Asking Price: £160,000

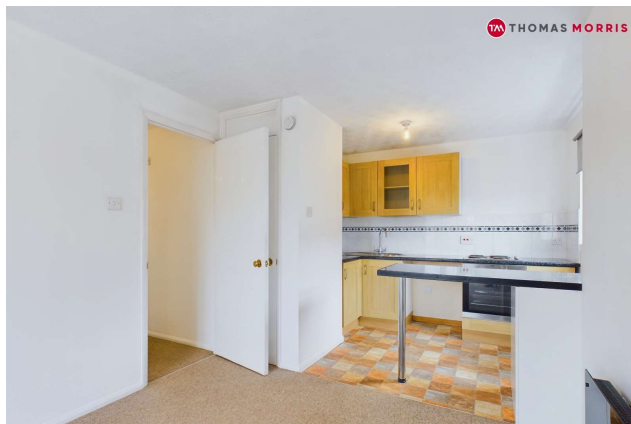
Leasehold

Elgar Drive, Shefford, SG17 5RA

- First Floor Apartment
- Renewed Lease As Part Of The Transaction
- Double Bedroom With Built In Wardrobe
- Open Plan Kitchen/Living Room
- Perfect For First Time Buyers Or Investors
- Communal Gardens
- Allocated Parking
- Sought After Location
- Close To Local Shops & Amenities
- Leasehold

This charming one bedroom first floor apartment is located in the sought after town of Shefford and is the perfect opportunity for first time buyers or investors. The property benefits from a renewed lease to 125 years from the date of completion, providing peace of mind for the future.

Upon entering the apartment, you are greeted by a spacious and light flooded open plan living kitchen area. The kitchen is fitted with modern appliances and the entire area has been fitted with replacement heaters for added comfort. The bedroom is a good size and features a built-in wardrobe, offering plenty of storage space. The tiled bathroom completes the accommodation.



Outside, the block offers a communal garden and allocated parking, providing convenience for residents. The location of the property is ideal, with shops, amenities, and local bus routes all within close proximity. Don't miss out on this fantastic opportunity to own a lovely apartment in a thriving town. Schedule a viewing today!

Council Tax Band - A

Local Authority - Central Beds

EPC - TBC

Property Type - Leasehold (Current End Date - 01/07/2089. Please note as part of the transaction the lease is being extended to 125 years by the current owners, upon completion)

Accommodation

First Floor Apartment

Hallway

Bathroom 6'6" x 4'9" (1.98m x 1.45m).

Bedroom 8'4" x 7'9" (2.54m x 2.36m).

Kitchen/Living Room 22'9" x 9'2" (6.93m x 2.8m).

Outside

Communal Gardens

Allocated Parking



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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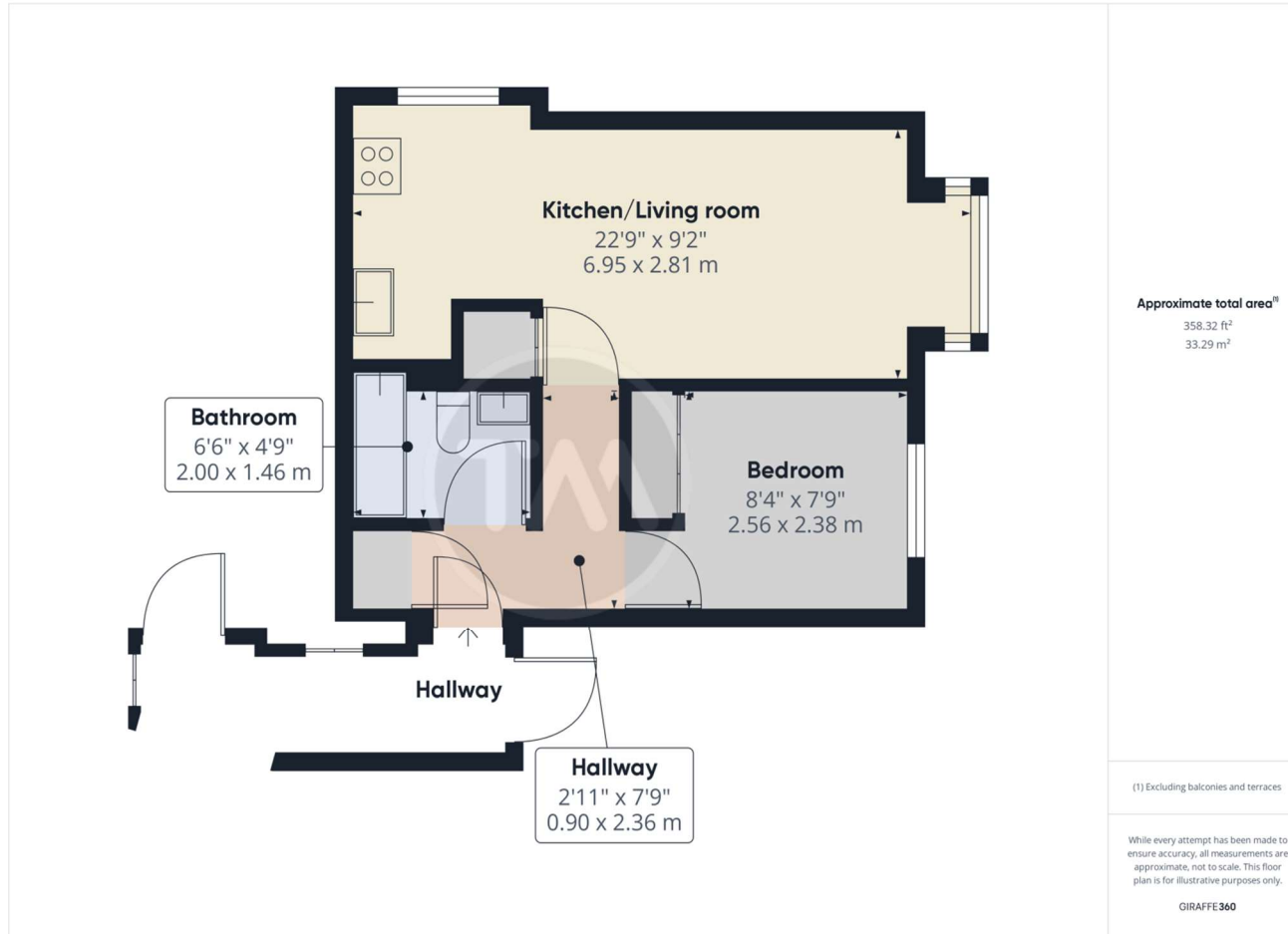
Leasehold Information

Lease Length: 65 Years .

Ground rent: £175 Per Annum

Service charge: £720 Per Annum

Every effort has been made to obtain the lease information listed above. The information has been provided to Thomas Morris who make no warranty as to its accuracy or completeness and as such details should be confirmed by a solicitor if a purchase is undertaken.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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