



Kennedy & Co.

21 Mayfield Court, Sandy

SG19 1NF

EPC: D ***No Upward Chain!***

£175,000

- Two Bedroom Split Level Maisonette
- Very Spacious Throughout
- Recent Extended 122 Year Lease
- No Upward Chain
- Spacious 15ft Lounge
- Generous 18ft Re-Fitted Modern Kitchen/Diner
- Fitted Bathroom
- uPVC Double Glazing Throughout



A fantastic opportunity to purchase this very spacious purpose built two bedroom first floor split level maisonette, which offers generous accommodation and a single garage, ideally situated within a short walk of the town centre with no upward chain.

This superb split level flat briefly boasts an entrance lobby, spacious re-fitted modern 18ft kitchen/diner, generous 15ft lounge, 12ft master bedroom, further guest bedroom and family bathroom.

Other benefits include uPVC double glazing throughout, electric heating, no upward chain, and a recently extended lease with 122 years remaining.

Externally this maisonette offers a garden area and a single garage en-bloc.

Offered with no upward chain, this first time/investment buy must be viewed early to avoid disappointment.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Stairs rising to first floor with glazed door leading to:

INNER HALL

Built in storage cupboard, open plan design to kitchen plus door to:

LOUNGE

15' 4" x 10' 1" (4.67m x 3.07m) uPVC double glazed window to rear elevation, electric storage heater, vinyl wood effect flooring.

KITCHEN/DINER

18' 1" x 7' (5.51m x 2.13m) uPVC double glazed window to front elevation, electric storage heater, re-fitted modern kitchen comprising one bowl stainless steel sink/drainage unit, rolled top work surfaces, range

of fitted base units incorporating space and plumbing for washing machine, built in stainless steel oven with built in four burner ceramic hob over, further range of wall mounted units incorporating built in extractor hood, vinyl tiled flooring, ideal space for table and chairs, sunken spotlighting, stairs rising to second floor.

FIRST FLOOR

LANDING

Built in airing cupboard housing hot water cylinder and cold water tank, communicating doors to:

MASTER BEDROOM

12' 6" x 10' (3.81m x 3.05m) uPVC double glazed window to rear elevation, electric heater.

BEDROOM TWO

10' x 7' (3.05m x 2.13m) uPVC double glazed window to front elevation, electric heater, built in storage cupboard over stairs.

BATHROOM

Fitted three piece white suite comprising low level W.C, wash hand basin set into cupboard unit, and panelled bath with fitted shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

EXTERNALLY

FRONT

Front garden areas mainly laid to lawn with pathway to entrance door, shingled bin store area.

GARAGE

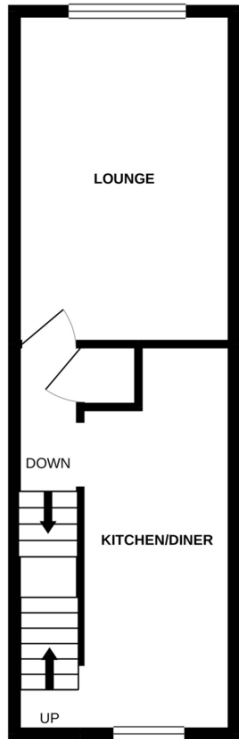
Single garage en-bloc, up and over door.

LEASEHOLD

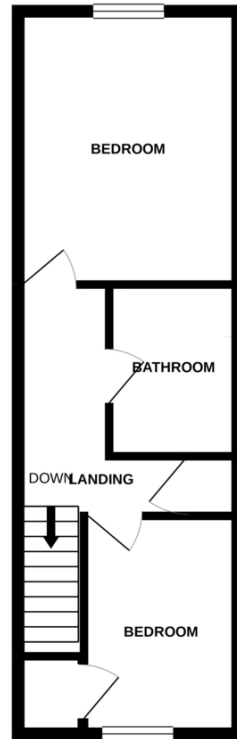
122 Years remaining
£84 per annum charge.



GROUND FLOOR
31.7 sq.m. (341 sq.ft.) approx.



1ST FLOOR
31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 63.3 sq.m. (682 sq.ft.) 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.

COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.