



# Kennedy & Co.

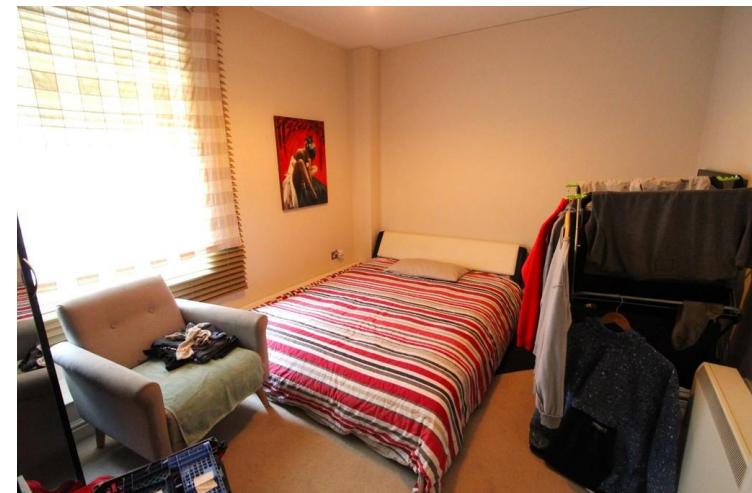
Flat 2, 1 High Street, Sandy

SG19 1AG

EPC: D

£124,950

- One Double Bedroom Split Level Apartment
- No Upward Chain
- Entrance Hall
- Generous 31ft Open Plan Lounge With Kitchen Area
- Re-Fitted Bathroom
- Character Features
- Ideal Town Centre Location
- Short Walk To Town Centre



An excellent opportunity to purchase this very unique one double bedroom split level apartment, ideally situated in the town centre of Sandy, within a short walk of the train station, benefitting from no upward chain.

This superb flat briefly boasts one double bedrooms, an entrance hall, very generous 31ft open plan lounge & kitchen area, and re-fitted bathroom. Other benefits include no upward chain, and some delightful character features.

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**

##### **ENTRANCE**

Communal hallway with stairs rising to first floor with intercom system, timber entrance door to:

##### **ENTRANCE HALL**

Stairs rising to first floor, built in under stairs storage cupboard, communicating doors to:

##### **MASTER BEDROOM**

12' 6" x 9' 9" (3.81m x 2.97m) Feature window to side elevation, electric storage heater.

##### **BATHROOM**

Feature window to side elevation, wall mounted chrome heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl flooring, sunken spotlighting, extractor fan.

## FIRST FLOOR

### OPEN PLAN LOUNGE/KITCHEN

31' x 7' 7" (9.45m x 2.31m) (Limited head height due to sloping ceilings).

#### Lounge Area

Three double glazed Velux windows, electric storage heater, sunken spotlighting, open plan design to:

#### Kitchen Area

Modern fitted kitchen comprising one bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob over, built in washing machine and built in fridge both with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl wood effect flooring, sunken spotlighting.

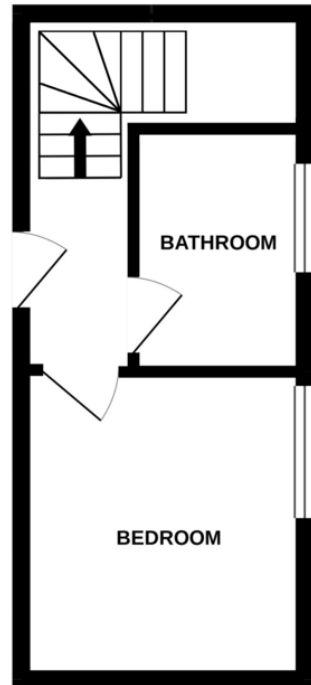
## LEASEHOLD

112 years remaining.

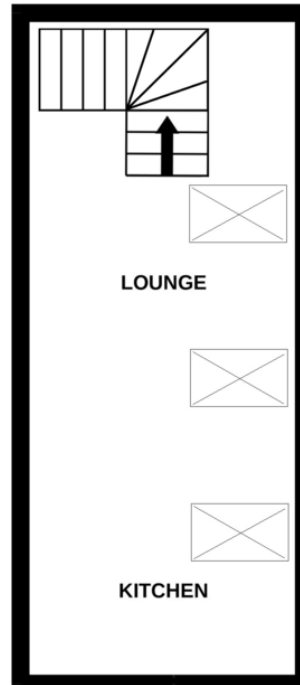
Ground Rent: £95 per annum

Maintenance Charge: £1,320 per annum

GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

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.

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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