



Kennedy & Co.

6 Mayfield Court, Sandy

SG19 1NF

EPC: F * No Upward Chain! *

£135,000

- Two Bedroom Split Level Maisonette
- Very Spacious Throughout
- Generous 15ft Lounge
- Spacious 18ft Kitchen/Diner
- Bathroom & Separate W.C
- Garden Area
- uPVC Double Glazing Throughout
- Single Garage En-Bloc



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 requires modernisation and improvement throughout and briefly boasts uPVC double glazing throughout, spacious 18ft kitchen/diner, generous 15ft lounge, 12ft master bedroom, further guest bedroom and bathroom with separate W.C.

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 double glazed entrance door to:

ENTRANCE HALL

Stairs rising to first floor leading to:

HALLWAY

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.

KITCHEN/DINER

18' x 6' 9" (5.49m x 2.06m) uPVC double glazed window to front elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drainage unit, rolled top work surfaces, range of fitted base units incorporating space and plumbing for washing machine, space for cooker, tiled to all splash areas, further range of wall mounted units, vinyl wood effect flooring, stairs rising to second floor.

SECOND FLOOR

LANDING

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

MASTER BEDROOM

12' 8" x 10' (3.86m x 3.05m) uPVC double glazed window to rear elevation.

BEDROOM TWO

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

BATHROOM

Fitted two piece white suite comprising wash hand basin and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

SEPARATE W.C

Fitted low level W.C, vinyl wood effect flooring.

EXTERNALLY

FRONT

Front garden mainly laid to lawn with established trees, pathway to entrance door.

GARAGE

Single garage en-bloc, up and over door.

LEASEHOLD

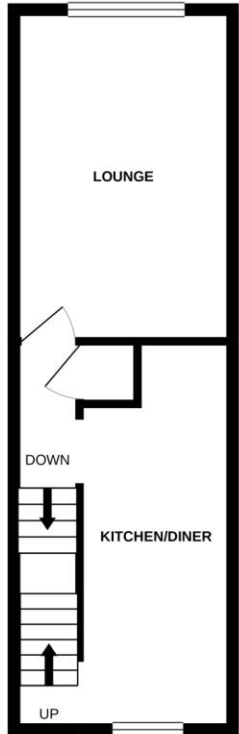
49 Years remaining
£84 per annum charge.

AGENTS NOTE

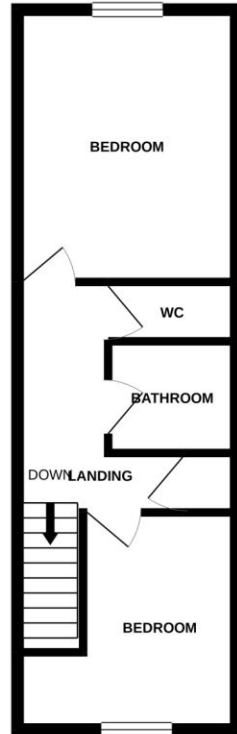
This property currently has a very short lease and therefore some mortgage lenders may refuse to lend against it. The lease can be extended at the purchasers cost, and this has been reflected in the asking price of the property.



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.
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COUNCIL TAX BAND

Tax band B

TENURE

Leasehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedy-estate-agents.co.uk

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