



**Kennedy**  
&co.

**28 Sheffield Close**

Potton

SG19 2NY

**Asking Price Of £140,000**

- First Floor Apartment
- Two Bedrooms
- Ideal First Time / Investment Purchase
- Walking Distance to All Local Amenities
- No Forward Chain
- Spacious Sitting Room
- Fitted Kitchen
- Bathroom with Shower Over Bath



Two double bedroom first floor apartment, located within walking distance of Potton Market Square and all local amenities. Offered for sale with no forward chain this property would make an ideal first time / investment purchase. Accommodation comprises sitting room, fitted kitchen, bathroom & two bedrooms. Externally there is a brick built storage shed.

Communal entrance door giving access to both first floor apartments.

Stairs up to:

#### **ENTRANCE**

Part glazed entrance door opening into:

#### **HALLWAY**

Storage cupboard, access to loft space, storage heater, airing cupboard housing immersion tank, doors off to:

#### **SITTING ROOM**

16' 6" x 10' 1" (5.03m x 3.07m) Upvc double glazed window to the front aspect, twin night storage heaters, electric fire with decorative surround, coving to ceiling.

#### **KITCHEN**

8' 4" min x 7' 6" min (2.54m x 2.29m) Upvc double glazed window to the rear aspect, fitted base and matching eye level units, single bowl sink unit, work surface space with tiling to splash areas, integral oven, inset ceramic hob with extractor over, space for under counter fridge, larder cupboard, night storage heater, plumbing for washing machine.

#### **BEDROOM ONE**

12' 10" max x 10' 7" max (3.91m x 3.23m) Upvc double glazed window to the rear aspect, night storage heater, double wardrobe with mirror fronted doors.

## BATHROOM

Fitted three piece suite comprising low level Wc, wall mounted wash hand basin and bath with fitted shower, tiling to splash areas, extractor fan, wall mounted electric heater.

## BEDROOM TWO

9' 1" x 8' 3" (2.77m x 2.51m) Upvc double glazed window to the front aspect, panel heater, built in single wardrobe.

## EXTERNALLY

Outside brick storage shed located to the side of the apartments, communal garden and drying area.

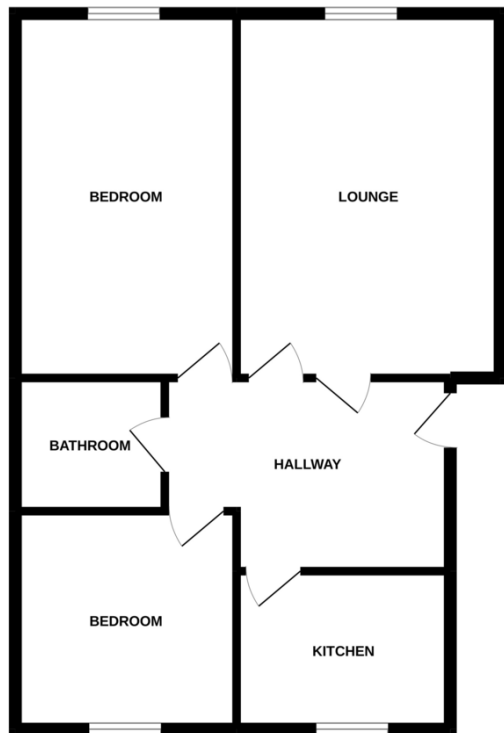
## AGENTS NOTE

Lease 125 years from 1985.

Service / Maintenance charges for 2021 – 2022  
£598.00.



GROUND FLOOR



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.  
Made with Metropix ©2022

**COUNCIL TAX BAND**

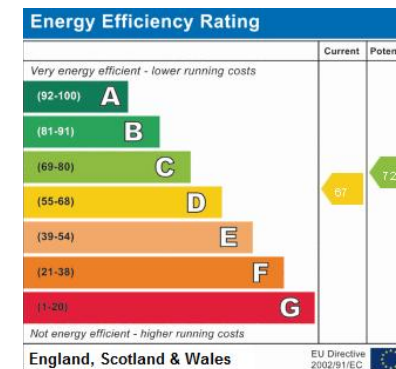
Tax band A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**OFFICE**  
10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729  
**E:** kennedypotton@btconnect.com

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.