



# Kennedy & Co.

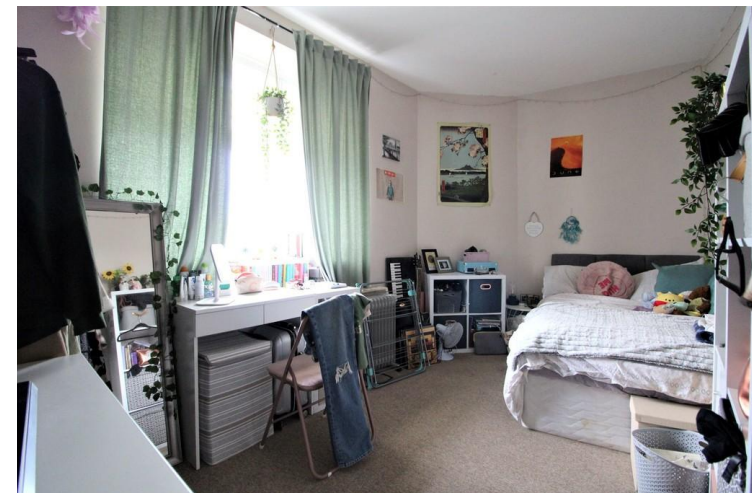
Flat 1, 1 High Street, Sandy

SG19 1AG

EPC: E \* No Upward Chain! \*

£159,950

- Two Double Bedroom First Floor Flat
- No Upward Chain!
- VERY Spacious Throughout
- Generous 21ft x 13ft Open Plan Lounge & Kitchen Area
- Family Bathroom
- Character Features
- Ideal Town Centre Location
- Short Walk To Train Station



**An excellent opportunity to purchase this VERY spacious two double bedroom first floor 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 two double bedrooms, a spacious entrance hall, generous 21ft x 13ft open plan lounge & kitchen areas, and family 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**

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

#### **ENTRANCE HALL**

Electric storage heater, communicating doors to:

#### **OPEN PLAN LOUNGE/KITCHEN**

21' 2" x 13' 7" (6.45m x 4.14m)

Lounge Area

Feature secondary glazed stained glass window to front elevation, electric storage heater, open plan design to:

#### **Kitchen Area**

Modern fitted kitchen comprising one bowl stainless steel sink/drain 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/freezer both with matching doors, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, vinyl wood effect flooring, sunken spotlighting.



## BATHROOM

Sash style window to rear elevation, wall mounted chrome heated towel rail, 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 wood effect flooring, sunken spotlighting, extractor fan, built in airing cupboard housing hot water cylinder.

## MASTER BEDROOM

14' 4" x 8' 8" (4.37m x 2.64m) Feature secondary glazed stained glass window to front elevation, electric storage heater.

## BEDROOM TWO

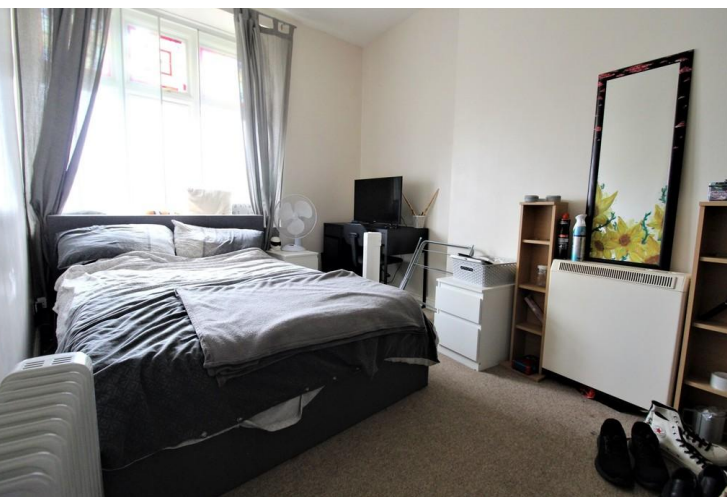
12' 3" x 9' (3.73m x 2.74m) Feature secondary glazed stained glass window to side elevation, electric storage heater.

## LEASEHOLD

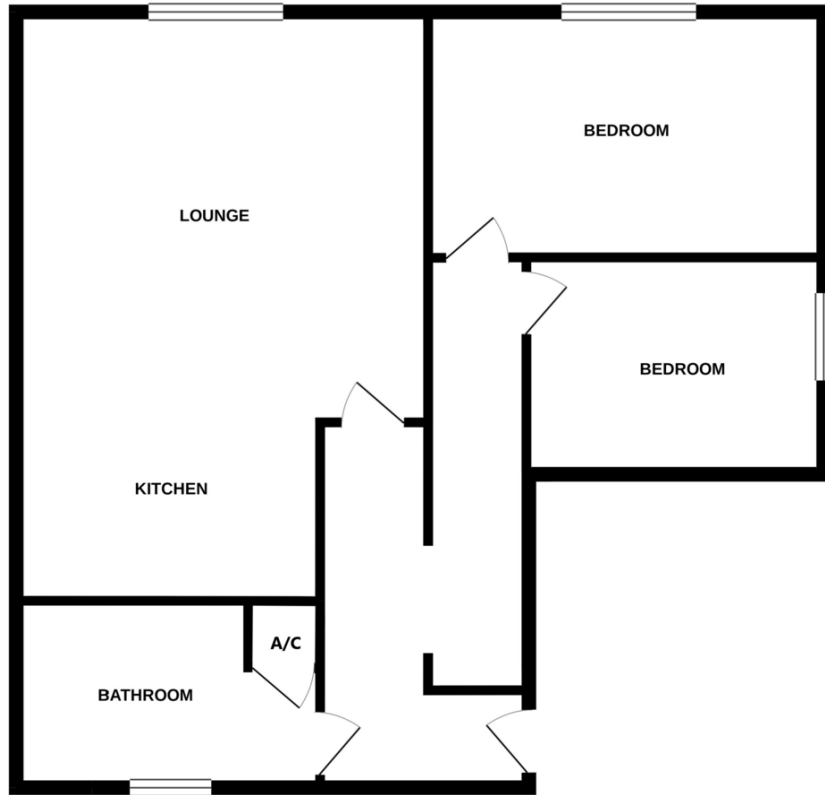
112 years remaining.

Ground Rent: £95 per annum

Maintenance Charge: £1,320 per annum



1ST 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.

### COUNCIL TAX BAND

Tax band A

### TENURE

Leasehold

### LOCAL AUTHORITY

Central Bedfordshire Council

### OFFICE

17 Market Square  
Sandy  
Bedfordshire  
SG19 1LA

**T:** 01767 692327

**E:** [sandy@kennedyestateagents.uk](mailto:sandy@kennedyestateagents.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.