



68 Bilberry Road, Clifton,
Bedfordshire, SG17 5HD

£125,000


Residential Sales & Lettings

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A large and spacious ground floor apartment presented in good order throughout located on the outskirts of the village of Clifton offering; Lounge, fitted kitchen, double sized bedroom, bathroom, communal gardens and non-allocated parking for several vehicles.

The property in further detail comprises:

ENTRANCE HALL

Radiator.



LOUNGE 16'8 x 10'10 (5.08m x 3.30m)

Double glazed window to rear aspect, fitted cupboard, airing cupboard, radiator.



KITCHEN 8'8 x 7'4 (2.64m x 2.23m)

Fitted with a range of eye and base level cupboard and drawer units, roll edge work surfaces, part tiled walls, stainless steel single drainer sink unit with mixer taps, space for fridge/freezer and oven, extractor canopy, space and plumbing for a washing machine, double glazed window to front aspect, heated towel rail, fitted gas boiler, large cupboard



BEDROOM ONE 14'10 x 8'9 (4.52m x 2.67m)

Double glazed window to rear aspect, radiator, fitted cupboard/wardrobe.



BATHROOM

Fitted with a suite comprising of a panelled bath with electric shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, opaque double glazed window to front aspect.

OUTSIDE

COMMUNAL GARDENS

Communal gardens surround the building.

PARKING

Non-allocated, off road near to property.

CURRENT COUNCIL TAX

Band A – Central Bedfordshire Council – 2020/21 - £1,275.68

LEASEHOLD INFORMATION

Term of lease: 125 years from 1988

Maintenance charge: approx. £43.50 per month (£130 per quarter approx.)

Ground rent: £10 per annum

Energy Performance Certificate

Energy rating D

(A full copy of the EPC is available on request)

AGENTS NOTE

We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

These details are a guide only and their accuracy is not guaranteed.

These are draft details yet to be approved by the vendors.

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