



2, Coach House Mews

Shefford,
Bedfordshire, SG17 5DH
£225,000

country
properties

An exceptional opportunity to acquire this beautifully appointed and immaculately presented two-bedroom apartment, perfectly positioned in the heart of the town centre, boasting allocated parking, a peppercorn ground rent, no service charge, and an extraordinarily long lease of approximately 960 years. Viewing is essential to fully appreciate all that this superb home has to offer.

- Immaculately presented two-bedroom apartment
- Superbly positioned in the heart of the town centre, with an array of cafés, pubs, restaurants, and everyday conveniences just moments away.
- Conveniently located just 5 miles from Arlesey mainline station, with fast and direct services into London St Pancras in under 40 minutes.
- Exceptionally favourable lease terms, with no service charges and a remarkable 960-year lease.
- Beautifully presented throughout – ready to move straight in.
- New boiler installed in 2026.
- Ideal for first-time buyers, downsizers, or investors

Ground Floor

Entrance

Part double glazed entrance door. Stairs rising to first floor.

First Floor

Landing

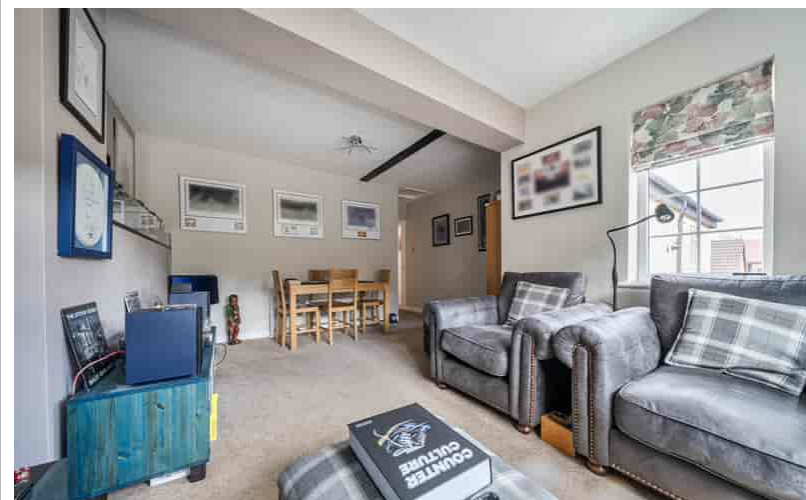
Double glazed window to rear. Storage cupboard. Doors leading to all rooms

Lounge/Diner

15' 7" x 14' 1" (4.75m x 4.29m) Dual aspect double glazed windows to front & side. Radiator. Loft access.

Kitchen

11' 4" x 5' 9" (3.45m x 1.75m) Double glazed window to front. Range of wall and base units with work surfaces over. Tiled splash backs. Plumbing for washing machine. Space for upright fridge freezer. Electric hob. Inset electric oven. Extractor. Radiator.



Bedroom One

15' 1" x 9' 11" (4.60m x 3.02m)

Double glazed window to front & side. Radiator.

Bedroom Two

11' 6" x 6' 8" (3.51m x 2.03m)

Double glazed window to front. Radiator. Storage cupboard with light. Cupboard housing boiler unit. Loft access.

Bathroom

Three piece white suite comprising low level WC, pedestal mounted wash hand basin, panel bath with shower over. Part tiled walls. Radiator. Obscure double glazed window to rear.

Outside

Parking

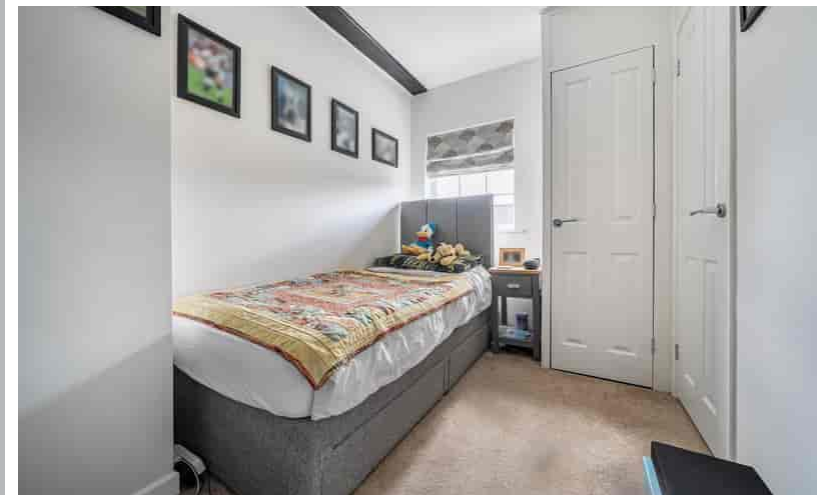
Allocated parking for 1 car.

Agents Note

The vendor informs us there is no service charge associated with this property & there is a peppercorn ground rent. We advise any buyer to clarify this with their conveyancer.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

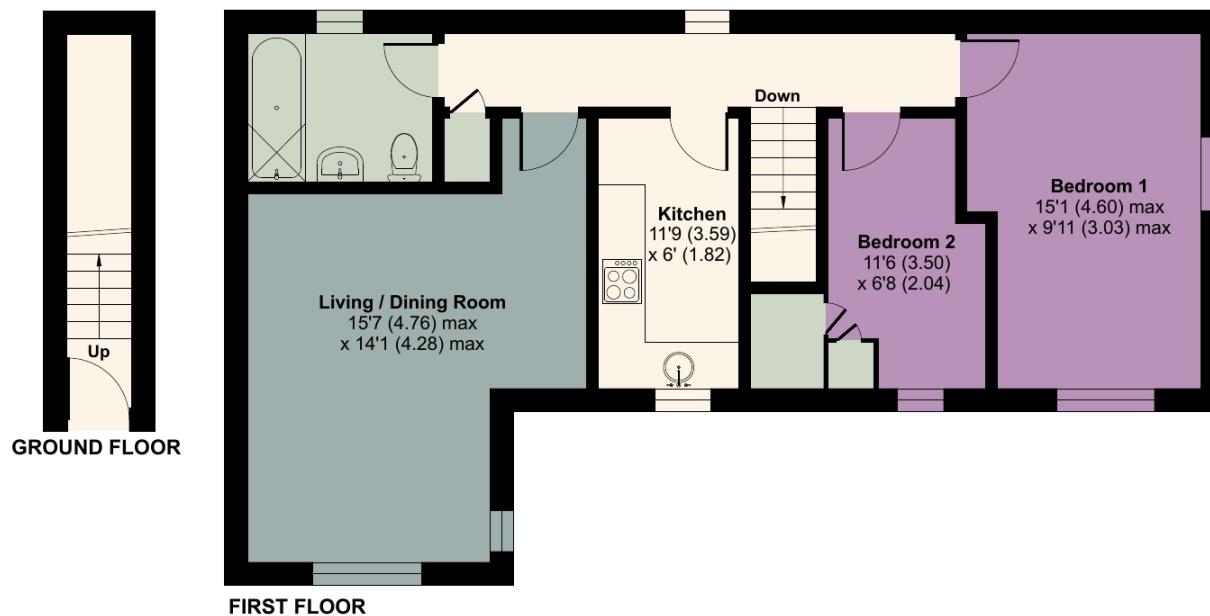
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 731 sq ft / 67.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75 77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2026. Produced for Country Properties. REF: 1452515



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country properties