



Regent Street

Stotfold,
Bedfordshire, SG5 4EA
£205,000

country
properties

This immaculately presented one-bedroom ground floor flat benefits from its own private entrance and offers well-maintained, modern accommodation throughout. The property comprises a fitted kitchen, lounge/dining room, a generous master bedroom and an updated bathroom. Outside, the property enjoys a private south-east facing rear garden, ideal for relaxing or entertaining, together with one allocated parking space.

- Private entrance
- Double bedroom with large feature sash window
- Lounge diner with French doors opening into rear garden
- ALLOCATED PARKING SPACE
- Easy walking distance to local amenities
- Excellent commuter links into London
- South & easterly facing sunny rear garden

Ground Floor

Entrance

Entrance door onto Kitchen.

Kitchen

11' 8" max x 9' 2" max (3.56m max x 2.80m max) A range of wall and base level units with worksurfaces over incorporating a breakfast bar area. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Tiled splashbacks. Integrated oven and inset four burner gas hob with stainless steel extractor hood over. Tiled splashback. Plumbing and space for washing machine. Wall mounted gas combination boiler, serviced annually. Tiled flooring. Radiator. Double glazed window to side. Archway onto living room and doors to shower room and bedroom. Storage cupboard. Space for fridge/freezer.



Living Room

14' 10" x 10' 10" (4.51m x 3.29m) Steps down from kitchen area onto living room. Double glazed French doors opening onto rear garden. Fitted carpet. Radiator.

Bedroom

12' 0" max x 11' 11" max (3.65m max x 3.62m max) Double glazed sash window to front aspect. Fitted carpet. Radiator.

Shower Room

Refitted shower room with suite comprising vanity wash hand basin, low level WC and walk in double shower cubicle with rainfall shower head plus separate handheld shower attachment and panel splashbacks. Part tiled walls. Wood effect flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to side.

Outside

Rear Garden

Fully enclosed south/east facing low maintenance shingled garden. Gated rear access.

Parking

One allocated parking space to rear.

Agents Note

The vendor informs us the lease was 999 years commencing from the 29th September 2011
Current Service charge/building insurance is £130 per annum
No current Ground rent.

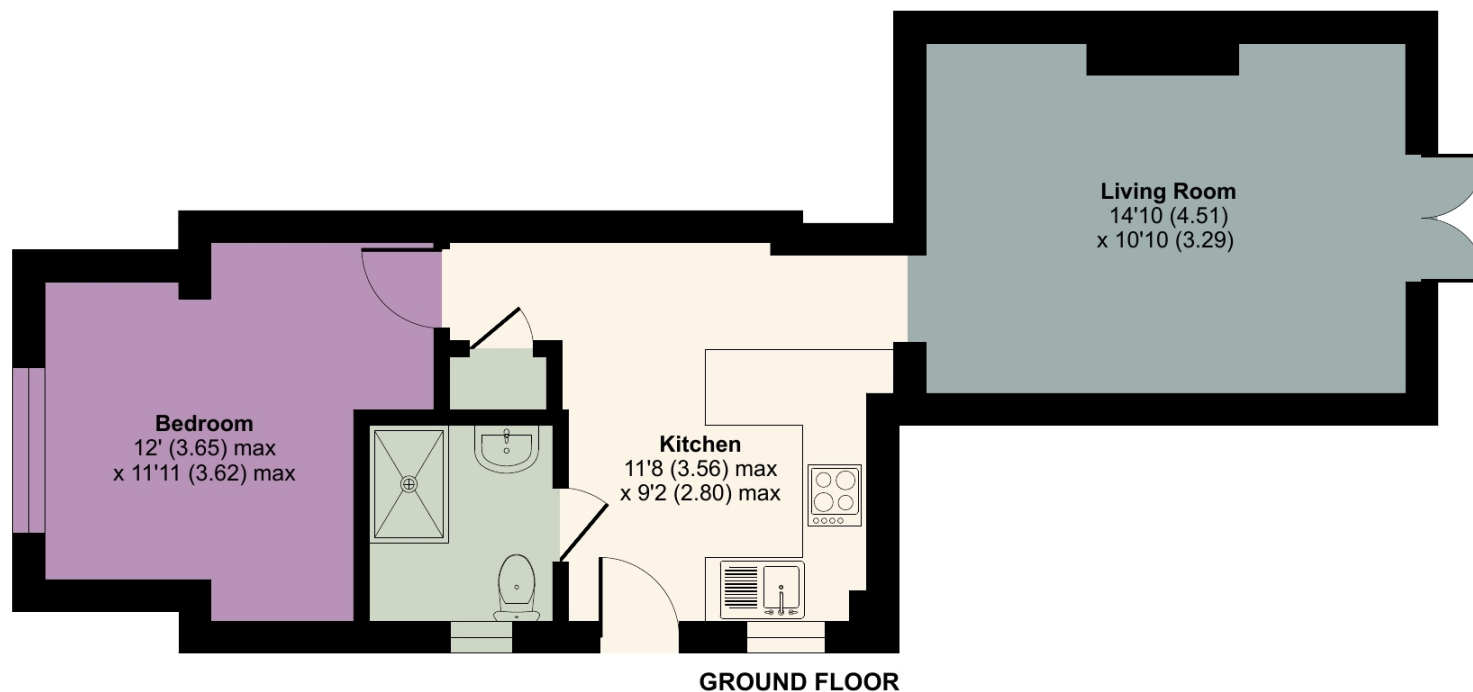
We advise any buyer to check this information with their legal representative prior to exchange of contracts.





Approximate Area = 451 sq ft / 41.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	68
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	77
(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). © nchecon 2026. Produced for Country Properties. REF: 1488731



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

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