



Duckmill Lane, Bedford, Bedfordshire MK42 0AF



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Bedford
Bedfordshire
MK42 0AF

£350,000

An immaculate 3 Bedroom second floor apartment. The owners have totally modernised this apartment to a high level since they took ownership. Large bright and airy sitting room with stunning riverside views. Beautiful kitchen diner with integrated appliances. Main bedroom with en-suite bathroom. Garage and parking space.

- Stunning 3 Bedroom second floor apartment
- Modernized throughout
- Spacious sitting room
- Riverside views
- Stylish modern refitted kitchen/diner with integrated appliances
- Main bedroom with en-suite bathroom
- Two further bedrooms
- Bathroom
- Garage and parking space

- Council Tax Band E
- Energy Efficiency Rating



Sought after location

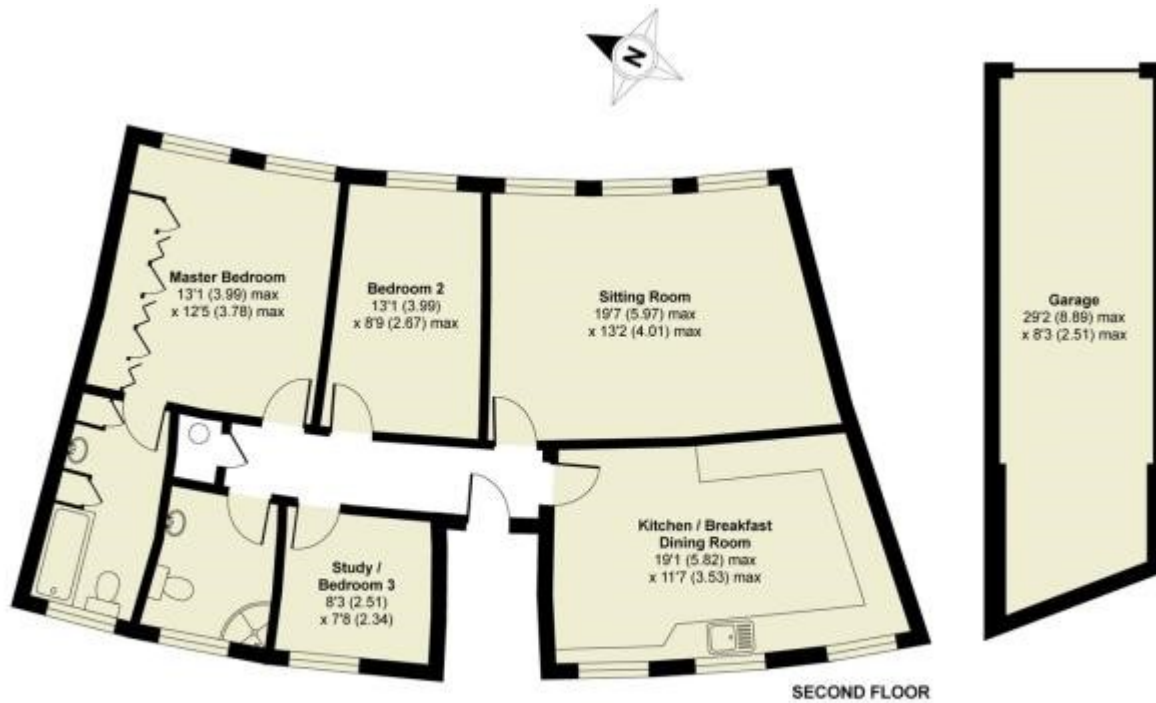


Communal entrance door with stairs leading to the second floor apartment. Main door of the apartment leads into the entrance hall with doors to all rooms. Sitting room with three windows overlooking the communal gardens and the embankment. The kitchen diner with a large range of units with integrated appliances, fridges, ovens, hob, dishwasher, washing machine. Boiler concealed via one of the glazed cupboards. Space for dining table and chairs. Three windows to rear aspect which in the distance you can see St Pauls Church. Main bedroom with fitted wardrobes, two windows to rear aspect which overlook the communal gardens. En-suite bathroom fitted with bath, wash hand basin set within a vanity unit, W.C. Two further bedrooms with one being currently used as second sitting room. Shower room fitted with shower, wash hand basin set into the vanity unit, W.C. On the outside communal gardens which are well maintained and with river frontage to the Great Ouse. Allocated parking space for one car and a single garage with electric up and over door.

Agents notes. Share of Freehold: Management company owns the freehold to the block, with each apartment owner a shareholder in the management company and granted a lease of 1000 years (from 1983). Maintenance service charge: £1,000 p.a. Management company holds substantial reserve funds. No ground rent payable.

Please note we advised any potential buyer to verify any maintenance/service charges and length of leases.





APPROX. GROSS INTERNAL FLOOR AREA 996 SQ FT 92.5 SQ METRES (EXCLUDES GARAGE)

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

