



Flat 5, 68, Park Lane

Blunham,
Bedford, MK44 3NJ
Leasehold £195,000

 COUNTRY PROPERTIES
PART OF HUNTERS

NO CHAIN! Ideal for first time buyers or investors. This very spacious and characterful 2 double bedroom top floor apartment is situated within the popular village of Blunham. Benefitting from beautiful views of the village church and with local amenities.

- NO CHAIN
- POPULAR VILLAGE LOCATION
- TOP FLOOR CHARACTER APARTMENT
- 2 DOUBLE BEDROOMS
- FITTED KITCHEN
- 17ft LOUNGE
- FAMILY BATHROOM
- OFF ROAD PARKING FOR 1 CAR
- VERY LONG LEASE WITH THE BENEFIT OF NO SERVICE CHARGES OR MAINTENANCE FEES
- EPC RATING D

Communal Hallway

uPVC double glazed door to rear. Stairs rising to accommodation.

Entrance Hall

9' 05" x 8' 01" (2.87m x 2.46m) narrowing to 4' 10" x 3' 05"

Door to communal hallway. Fuse box. High skirting boards.

Bedroom One

12' 06" x 11' 09" (3.81m x 3.58m)

uPVC double glazed window to front aspect. Radiator. High skirting boards. Coving to ceiling.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

uPVC double glazed window to side aspect. Radiator. High skirting boards. Feature cast iron fireplace with tiled hearth and timber surround. Storage cupboard housing Worcester Bosch gas fired combi boiler and meter.

Lounge

17' 04" x 12' 04" (5.28m x 3.76m)

2 uPVC double glazed window to front aspect. Radiator. Inset spot lights. Laminate flooring. Feature cast iron fireplace with tiled hearth and timber surround. High skirting boards. coving to ceiling.

Kitchen

11' 07" x 8' 08" (3.53m x 2.64m) narrowing to 7' 00"
Modern kitchen fitted with eye and base level units with work surface over. Built in electric hob with extractor fan over, built in electric oven and grill, fridge, freezer and washing machine. Low level sink drainer unit. Ceramic tile splash back wall areas. Vinyl flooring. High skirting boards. Single glazed window to rear aspect.



Family bathroom

Modern white 3 piece suite comprising of panelled bath with mixer tap with shower attachment over. Glass splash screen. Low level WC. Wash hand basin. Ceramic tiles to wall and flooring. Extractor fan. Single glazed obscure window to rear aspect.

Outside

Parking

Off road parking for 1 car to side of the building.

Agents Notes

The property has a very long lease and has the benefit of no service charges or maintenance fee to pay.



GROUND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 to 100) | A | | |
| (81 to 91) | B | | |
| (69 to 80) | C | | |
| (55 to 68) | D | 57 | 65 |
| (39 to 54) | E | | |
| (21 to 38) | F | | |
| (1 to 20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Wales & N.Ireland | | EU Directive 2002/91/EC | |

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.
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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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