

# 11 Grove Apartments

29 Goldington Road, Bedford, Bedfordshire MK40 3LH



PERFECTLY  
CONNECTING  
PEOPLE AND  
PROPERTY









## Luxury Penthouse Living – With Spectacular Views over County Town

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Space and light combine with style and a touch of modern romance atop a striking and prestigious, contemporary building which was once home to Bedford's County Court. Converted just ten years ago, this beautiful, freehold\* apartment was originally designed with three bedrooms, one of which has now been brought into the fabulous open-plan living space, each room flowing out on to the roof terrace, with captivating, skyline views from sunrise to sunset. Park your cars behind electric gates, take the lift to your penthouse and enjoy the high life.

Unusually, you have not one but two secure parking spots in the gated area off The Grove, one of the lovely streets in Bedford's conservation area on the edge of the delightful Castle Quarter, described in the Sunday Times as one of the best places to live in the UK. Everything is within minutes of the Goldington Road entrance to Grove Apartments, including the railway station from where fast trains reach London in under 40 minutes, and the world-class Harpur Trust private schools. The outstanding Bedford Free School and the equally outstanding Castle Newnham School, which takes pupils from nursery to age 16 are a short walk away.

Surgery, shops, supermarkets and sports clubs (from bowls to tennis, rugby to athletics, and a myriad of gyms) are all close by. You have a choice of restaurants, pubs, cinemas and music venues, not to mention beautiful parks. And year-round, you can wander down to the Great Ouse and along one of the finest river embankments in the Country. Your new apartment is designed for you whatever your age, and so too, there's something for everyone in the historic market town of Bedford.



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## AT A GLANCE

- Main bedroom, with shower room and walk-in wardrobe
- Second double bedroom, with mirrored wardrobes and shower room
- Open-plan living space, with kitchen (including island) and sitting room – appliances include double bowl acrylic sink (moulded into top), Steaming hot tap, Neff double oven (top oven includes microwave), large warming drawer, induction hob (plus two-zone ceramic hob), slide-out, ducted Elica hood (additional ducted ceiling air-changer), integrated fridge/freezer, dishwasher and washer/dryer – interiors include pull-out larder and bin system
- Dining room (originally a third bedroom – could be restored as such if required) – Remote-controlled see-through blinds to dining and sitting rooms
- Family bathroom, with bath and hand shower
- Reception area, with lift access and built-in cupboard
- Landing area at top of staircase, with lockable, built-in cupboard and access to south roof terrace. Further, double built-in cupboard on north roof terrace housing water softener, hot water system (supplying good pressure to showers), and electrics
- Roof terrace on three sides of apartment, with day bed on south terrace (complete with cushions and drapes) and outside lighting
- Zoned, electric underfloor heating

\* Each Grove Apartment owner holds an equal share in the management company which owns the freehold to the building and sets an annual charge (currently £3100 pa) to cover maintenance (including gardening) and electric to communal areas, buildings insurance, window cleaning etc. No ground rent. Each apartment is held under the 125-year lease set in 2013.

## FURTHER FACTS & FIGURES

- Superfast fibre internet connectivity
- Council tax band: C / EPC rating: C
- Railway Station: approx. 1 mile – fast trains to London: 39 minutes / Cambridge: 30 miles
- Choice of supermarkets: 0.5 miles to 2 miles
- Biddenham School catchment: 1.75 miles / Castle Newnham School (nursery to age 16): 0.5 miles





A lift takes you smoothly and imperceptibly directly into the lovely little reception area of your penthouse apartment, then everything is all on one level – and opens through one of the beautiful, solid doors veneered with African walnut, into an expansive, bright living space, natural light pouring through huge, sliding high-performance glazed doors onto the oak floor. The apartment can feel as warm as toast in mid-winter even without the underfloor heating. Artwork hangs beautifully on the walls, picked out by dedicated ceiling lights. The apartment oozes style.

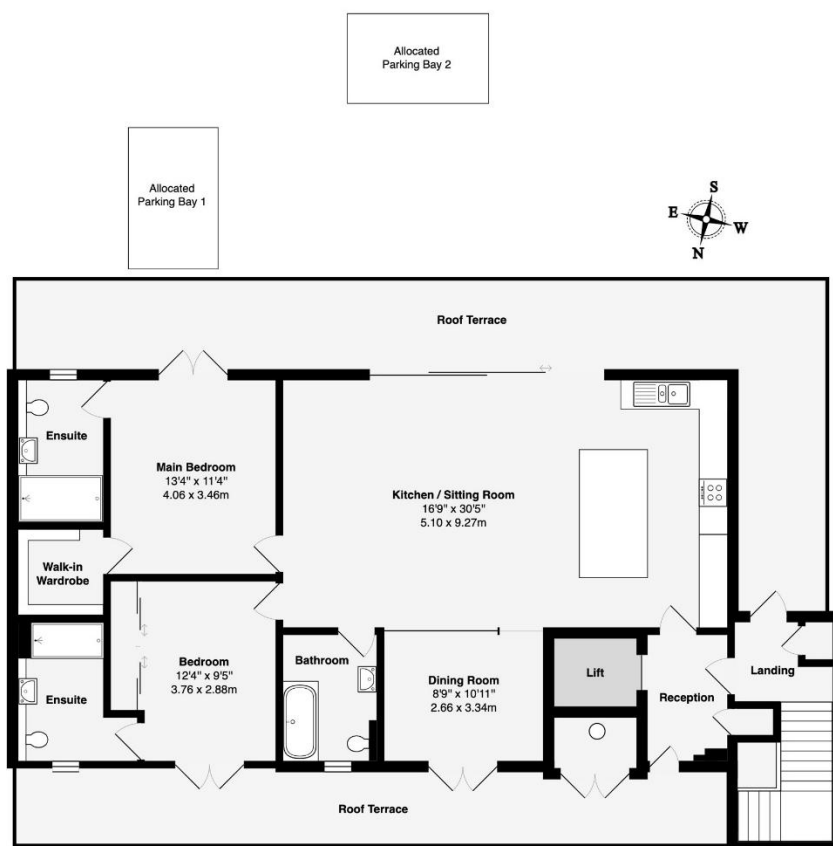
The kitchen, with its handleless furniture, deep drawers and sophisticated interior pull-outs, its hot tap and its top-of-the-range appliances, is a joy to work in. But it's a joy to look at too - beautiful glass splashbacks meet easily maintained, white acrylic surfaces which, in turn, perfectly complement concrete-coloured doors. A contrasting island, with storage on both sides, is as perfect for perching at over breakfast as for chatting to the cook with a pre-dinner glass of wine, and ideal for that sumptuous spread laid out for guests at your homewarming party.

Where once was a wall, now a stylishly creative rope room divider separates the dining room from the delightful sitting area, artfully taking advantage of light and views from both sides.

From electrical and light installations (including uplighters in the shower rooms and expensively unobtrusive, remote-controlled blinds) to heavy-duty, chrome door hinges, no detail is too small to have been considered. And no one is too large to enjoy bathing or showering here - in such stylish surroundings. Nor could anyone ever tire of waking up in such beautiful bedrooms, unrivalled in any 5-star hotel, and flinging open the curtains to such wonderful views above the rooftops and spires of our county town and, in summertime, the doors to the terrace.

Day and night, those views, stretching for miles, from all sides of the penthouse, can be yours. Imagine morning coffee or evening glass of wine on whichever roof terrace suits your mood, sunbathing on the day bed, working from home above the bustle of the town, entertaining friends and family in such a unique and special setting – superb!





**Entire Fourth Floor Penthouse**

**Area of Penthouse:** 1243 ft<sup>2</sup> ... 115.5 m<sup>2</sup> (Excluding Roof Terrace, Lift, Landing)

**Area of Roof Terrace:** 680 ft<sup>2</sup> ... 63.1 m<sup>2</sup>

**Total Area:** 1923 ft<sup>2</sup> ... 178.6 m<sup>2</sup>

This brochure, including the boundary and floor plans (not to scale), is a guide only and nothing within it forms part of an offer or contract. All dimensions are approximate.

**ARTISTRY**  
PROPERTY AGENTS

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To discuss this unique home or one you wish to sell, please contact us.

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