

5 Merchant Gate, Riverside Square

Bedford, Bedfordshire MK40 1AS



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Modern, Energy-Efficient Apartment, with Both Balcony and Rooftop Terrace – and with Wonderful River Views

A superb, 2-double bedroom, 1st-floor apartment that is not only highly energy efficient but also unusual for having spectacular views of the River Great Ouse and iconic Bedford landmarks from its south-facing balcony at the front, as well as private outdoor space for summer entertaining at the back. With huge style, lift access and parking space, too, not to mention some lovely furniture, your new home is quite something – and there is no upper chain.

With every facility and amenity within a stone's throw, you have no need to drive anywhere. The railway station, from where fast trains reach London in 40 minutes, is just half a mile away. Below you are a gym, a 7-screen cinema, restaurants and a wide choice of café and espresso bars. Every sport you can imagine is within a mile. Shops, supermarkets, schools (world-renowned private schools as well as outstanding state schools), music venues, theatre and pubs, library, galleries and museums are all in town. Not to mention surgeries, hospital, dentists and opticians.

And, if you do drive and your car is in your allocated parking space, friends and visitors to your Merchant Gate home have any number of car parks to choose from within yards, currently with various free parking schemes.

It's not only the views from your apartment. It's the walks, too. Wander alongside the beautiful River Great Ouse past the historic law courts and the site of the old castle and along one of the finest river embankments in the Country. And continue for miles if you wish. If you prefer cycling, you have secure bike storage at home.

And, as well as a choice of beautiful Victorian parks, you can cross the bridge from Riverside Square to picnic on the green banks opposite your apartment, watched over by magnificent bird-filled trees. Few homes are as suited to young go-getters as to downsizing retirees. What an opportunity!



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AT A GLANCE

1st Floor Apartment (Build completion 2017): 2 double bedrooms, 2 bath/shower rooms - as follows:

- Main Bedroom, with sliding door fitted wardrobes and shower room
- Further double bedroom, with freestanding wardrobe
- Bathroom, with shower over bath (glass shower screen)
- Open-plan Kitchen/Dining/Sitting room, with Island breakfast bar seating and table and chairs / 2 sofas, coffee and occasional tables / Appliances: undermounted 1.5 bowls and drainer grooves, with spray tap; built-under electric oven, ceramic hob and island chimney hood; integrated dishwasher; integrated fridge/freezer
- South-facing balcony, with glass balustrade - overlooking river / Separate, private terrace
- Hall, with built-in coat/shoe cupboard and built-in utility cupboard, with washing machine
- Mains gas central heating – Worcester boiler / High performance windows
- **Furniture in all rooms (available as seen if you wish)**
- Communal ground and first floor planted, outdoor sitting areas / Interior-designed communal areas / Secure bicycle storage / Bin storage
- Main entrance from Riverside Square / Secondary entrance from car park (designated car parking space) - both with key fob operation / Lift from foyer / Security system, including video entry
- **No upper chain / 250-year lease (from 2015) / Ground rent: circa £600 pa / Service charge: £2,722 pa (2025/6)**

FURTHER FACTS & FIGURES

- Apartment within riverside development that incorporates gym, hotel, cinema and restaurants
- Full fibre broadband availability / Council tax band: C / EPC rating: B
- Bedford Railway Station: 880 yards – fast trains to London: 40 minutes
- Milton Keynes: 15-16 miles / Luton Airport: 21 miles / Cambridge: 29 miles



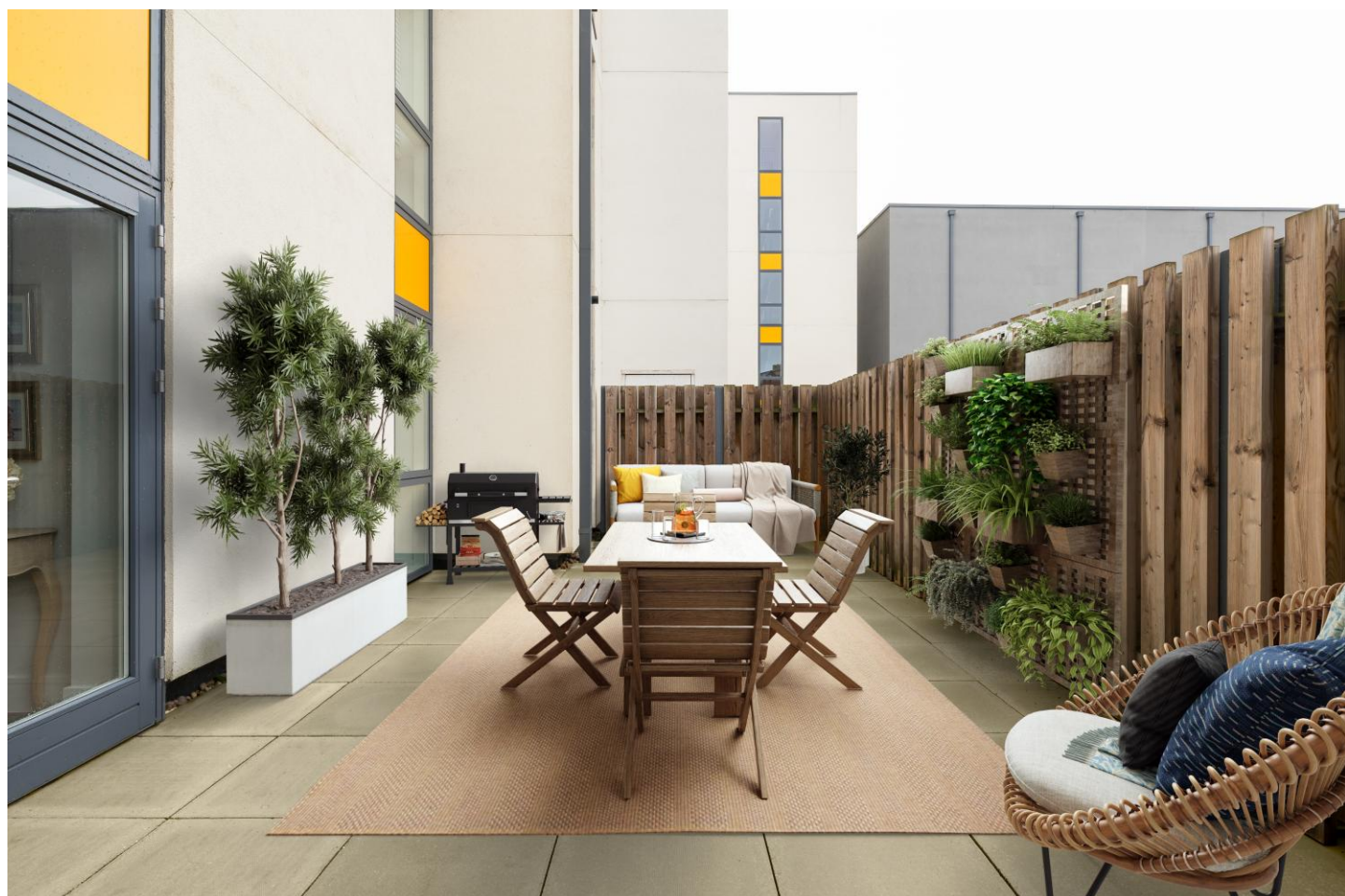
How exciting to be one of the fortunate few who can enjoy a meal out followed by the latest blockbuster, and within a couple of minutes be back home with a nightcap. Or to let yourself out of the private, gated walkway, lined with evergreen Ceanothus, Nandina and japonica, onto Riverside Square and pop into the gym for an early morning workout - before breakfasting on your glass-balustraded balcony overlooking the water.

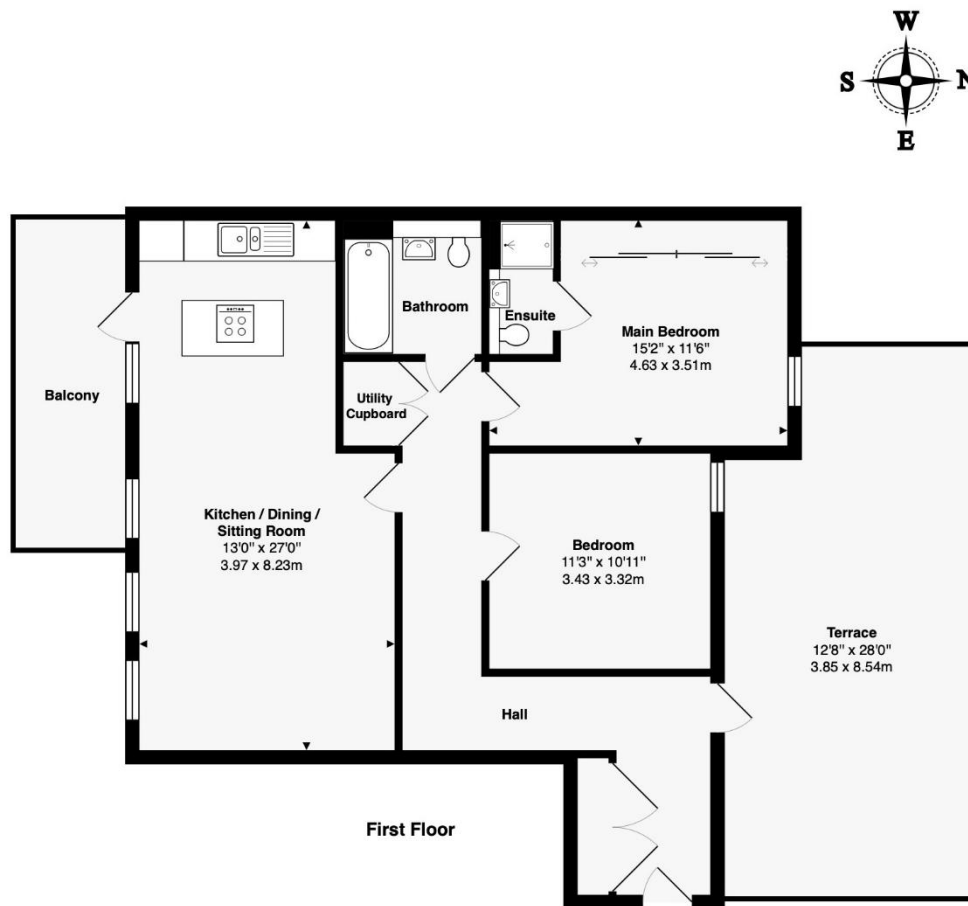
Your apartment is at the end of the interior-designed communal corridor, with its innovative lighting. No one walks past your door. Step into your lovely hall, with its built-in coat and shoe cupboard, ceiling high above your head, chunky, contemporary doors complementing the flooring beneath your feet, natural light pouring through your glazed terrace door onto gallery walls and instantly feel at home.

A stylish, spacious, light-filled home, with its Porcelanosa bathrooms and floor-to-ceiling windows in every room, not least both bedrooms, which look onto an attractively fenced terrace that's perhaps awaiting raised beds of evergreen climbers, such as sweet-scented star jasmine, honeysuckle and hydrangea – as well as friends around for summer barbecues.

High performance windows and doors, with blinds as well as drapes to filter the south-facing sunlight to your taste, stretch the entire length of your open-plan living space. Relax on the lovely sofas (along with the rest of the furniture, they're yours if you want them), sit around the table for meals or at the island breakfast bar with an aperitif while chatting to the cook preparing dinner in the stylish, quartz-topped, handleless kitchen – your utility appliances are quietly tucked away in the specially-designed, built-in cupboard elsewhere.

Being a first-floor apartment, you do not have to peer over your balcony to enjoy the views. Your outlook from both inside and outside is less of the skyline and more of the year-round life of the river. Ducks lead their ducklings in formation; swans glide gracefully by; festival craft parade past; regatta rowers strive for synchronicity, perhaps with ambitions to add to Bedford's rich Olympian history. It's all yours from the comfort of your new apartment home – a home for entertaining as well as for everyday life; a home that affords an enviable lifestyle.

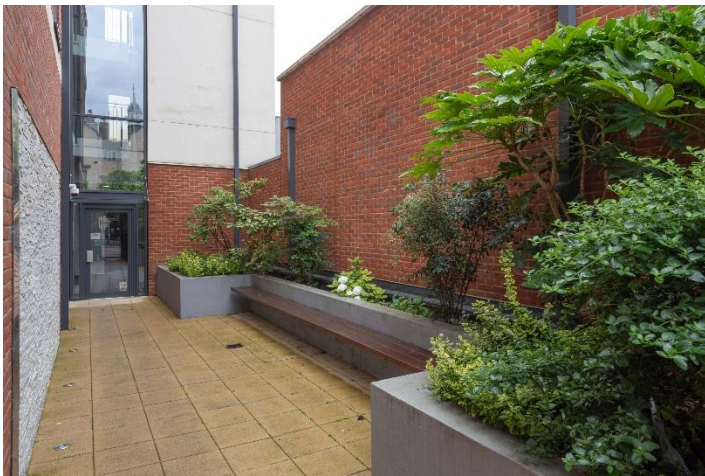




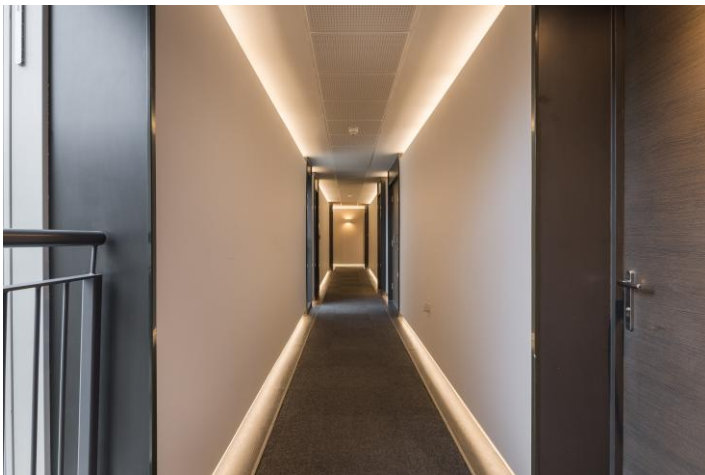
Area of Apartment: 881 ft2 ... 81.8 m2

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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