



Henley Road, Bedford, Bedford, Bedfordshire MK40 4FX



Henley Road
Bedford
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Bedfordshire
MK40 4FX

£135,000

Waldens are delighted to offer an excellent chance for the First Time Buyer or buy to let investor to purchase a beautifully presented 1 bedroom ground floor apartment situated on Henley Road, Bedford.

- Ground Floor Apartment
- Beautifully Presented
- 1 Bedroom
- Intercom Security Entry System
- Generous Size Bedroom
- Situated Close By To Bedford Train Station
- No Onward Chain
- New Electric Heating
- Parking Within Secure Gated Entry

- Council Tax Band B
- Energy Efficiency Rating C



Henley Road is accessed from Hurst Grove. The property is ideally located for a London or North bound commuter as the Train Station can be reached in around a 10/15 minute walk with Bedford town centre a short walk away also.



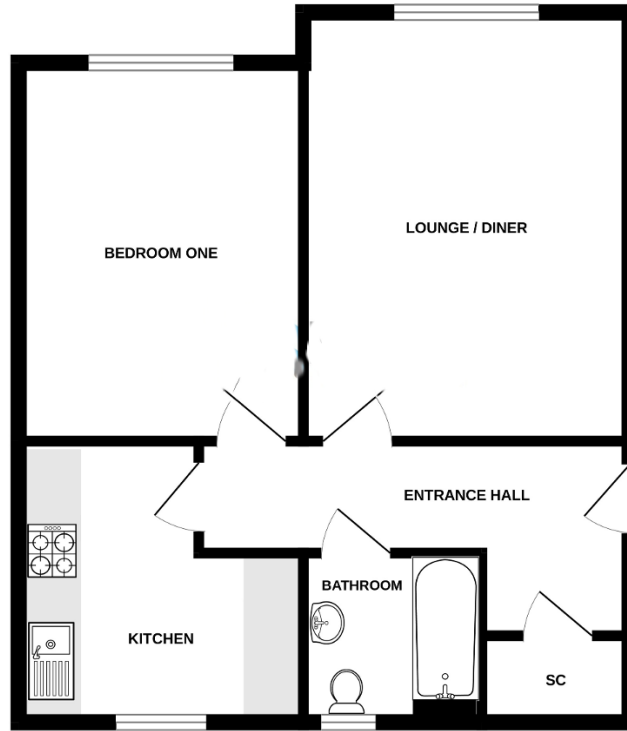
In brief the accommodation offers a communal entrance entered via a secure entry system, with the apartment offering an inner hallway with a good size storage cupboard. A large bay-fronted living dining room. There is also a fitted kitchen with space for appliances, generous size bedroom and a fitted bathroom with newly fitted heated towel rail.

Lease - 155 Years From 1 January 2005


Ground rent - £150.00PA, Service/Maintenance Charge currently £145.00PCM.



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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