



Bedford Road, Kempston, Bedford MK42 8AH

WALDENS ESTATE AGENTS



Bedford Road  
Kempston  
Bedford  
MK42 8AH

£165,000

A rare find in Kempston, beautifully presented apartment with it's own enclosed garden and garage. Kitchen with integrated appliances, utility area, lounge / diner with large sliding door into the fully enclosed garden. Good sized double bedroom. Gas Central Heating. Share of Freehold.

- Enclosed Rear Garden With Gated Access
- Garage
- Gas Central Heating
- Kitchen with integrated appliances
- Utility Area
- Immaculate Condition
- Share Of Freehold
- Lounge /Diner with Patio Door Into Rear Garden

- Council Tax Band A
- Energy Efficiency Rating C



Ideally located as within walking distance of Bedford Hospital and train station. Close to Addison Park and access to A421, A428, A1 & M1 are short drive.

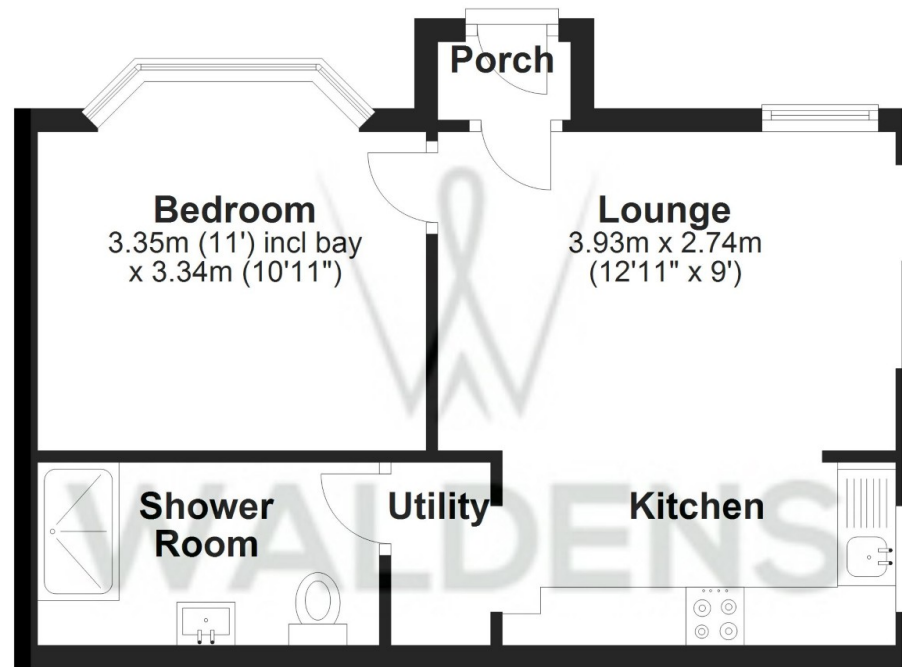


Entering the property into a handy lobby area, ideal for coats and shoes. Door then leads into the bright open plan lounge /diner/ kitchen. The seller has enhanced the property by putting in large patio door which give direct access into the garden but also allows natural light to flow in. The kitchen has a wonderful selection of storage cupboards. Integrated fridge with freezer compartment. Built in oven and hob. Handy utility area just off the kitchen housing the washing machine (which will be staying) and leads into the shower room, which has a double shower, low level wc, wash hand basin and heated towel rail. The bedroom is to the front and like the rest of the property is decorated in neutral colours and in good order with large bay window. Outside the rear garden is paved and low maintenance and completely enclosed with gated access to the front. The seller has enhanced the rear garden by placing an awning allowing shade in the summer months. The front is enclosed with gated access to the front door. The garage is located next to the property in a block of 3.

Seller has advised: The property has a share of the freehold. Lease is over 900 years and no ground rent or service charge has to be paid. Building Insurance is equally paid by all three freeholders.



## Ground Floor



Total area: approx. 33.7 sq. metres (363.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities for any errors, omissions, or mis-statements is taken by the Author or Agents. This Plan is for illustration purposes only and should be used as such by any prospective purchaser  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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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.

