

Apartment 3, Albany House

The Embankment, Bedford MK40 3PA



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Energy Efficient, Spacious Apartment in Special Bedford Spot Overlooking River

A 1st floor, lift-serviced, 3-bedroom apartment in a prestigious location overlooking the River Great Ouse, with fabulous views of not only the river, but of the meadows and iconic Bedford landmarks. At over 1400 sq. ft. it is one of the largest of only 5 other apartments in Albany House, an attractive, red brick building within walking distance of Bedford town centre and every facility and amenity. Unusually, you also have your own garage and separate parking place, as well as communal visitors' car parking spaces.

Within the conservation area, a stone's throw from the site of Bedford's motte-and-bailey castle, Albany House is just a few hundred yards from the vibrant Castle Quarter, with its independent shops, butcher's, fishmonger's and artisan baker's. Galleries and museums are on the doorstep. Bedford is home to the world-renowned Harpur Trust private schools and two of its best and historic hotels are on the same street as Albany House, providing you with a thermal spa at the Swan and a highly thought of pub at The Embankment, not to mention a choice of restaurants.

As you would expect of the county market town, there are numerous other restaurants and pubs, music venues and theatres to choose from. And if you have tickets for a show in London's West End, you can be in the capital in 40 minutes following a 20-minute walk to the railway station.

Surgery, dentist and hospital are all close by. Gyms and pools are minutes away, as is Bedford Blues Rugby Club and Riverside Tennis Club. You can also play tennis in one of Bedford's beautiful Victorian parks, which is further along the Embankment. Priory Country Park, with its meadows, lakes and woodland is a lovely stroll away. But the location is particularly special for its gorgeous riverside setting.

Enjoy the spectacular floral display along the tree-lined promenade each spring. Cross the ornate Suspension Bridge, built by John James Webster in 1888, or the elegant Butterfly Bridge that marked the end of the following century, and picnic by the river in the meadows. Meet friends for coffee at the Longholme Café further down the river. Walk or cycle by the water for as far as you wish. An enviable lifestyle awaits.



3 Albany House, The Embankment

Bedford, Bedfordshire MK40 3PA



AT A GLANCE

No Upper Chain / Share of Freehold and 222-year building leasehold (from 29th Sept. 1980) / 3 double bedrooms; 2 bath/shower rooms – as follows:

- Main bedroom suite, with shower room and dressing room, including fitted furniture/wardrobes / 2 further double bedrooms, one with dressing table, both with built-in wardrobes
- Bathroom, with electric shower over bath
- Kitchen, with 1.5 bowl, single drainer, stainless steel sink and waste disposal unit; Hotpoint double oven, induction hob and hood, Bosch freestanding dishwasher and integrated refrigerator; freestanding microwave
- Dining room – with open arch to:
- Sitting room, with Juliet balcony overlooking river, electric fire and skirting radiators linked to the gas-fired central heating
- Hall, with 2 built-in storage cupboards
- Gas-fired central heating – Worcester boiler
- Communal lift / Double-Glazed wood windows
- Ground floor private utility room, with freestanding washing machine and freezer
- Garage, with electric door and storage space above car space / Dedicated parking space for car, plus 2 communal visitors' car parking spaces
- Communal front gardens and gravelled areas in car park at the back / Communal bin storage room (communal cleaner puts bins out) / Entrance area with dedicated post and parcel box / Service charge: £852.92 per quarter inc. lift fund, gardening, external building maintenance and buildings insurance etc.

FURTHER FACTS & FIGURES

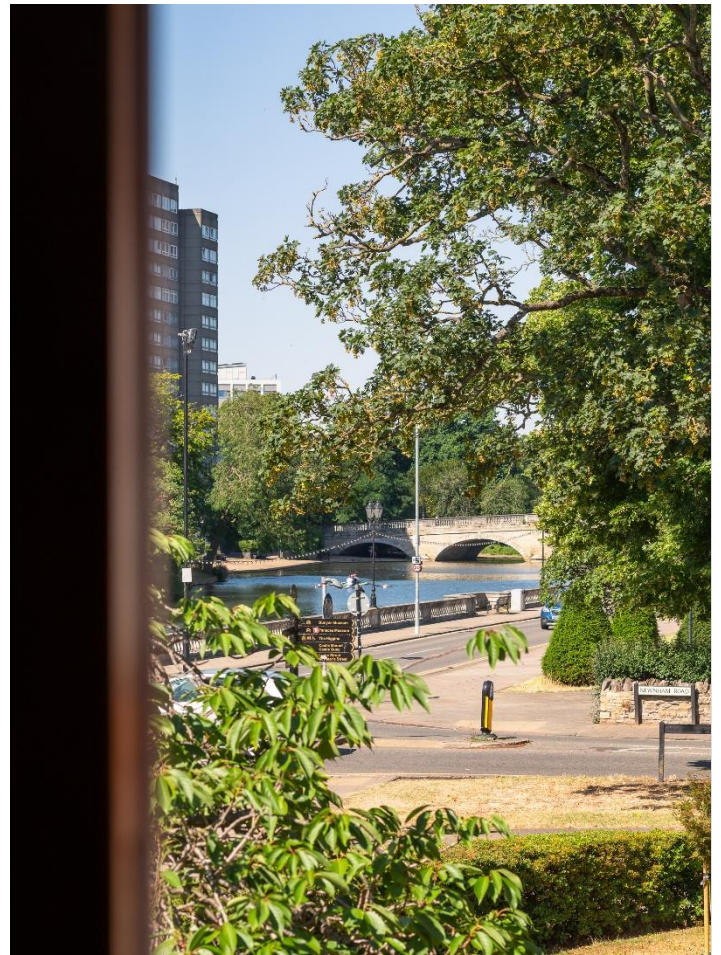
- BT Superfast fibre 2 broadband connectivity / Council tax band: E / EPC rating: B
- Bedford Railway Station: 1500 yards – fast trains to London: 40 minutes
- Meadows and Priory Country Park across the river / Castle Quarter independent shops: 880 yards
- Surgery, hospital, dentist, shops and supermarkets, gyms, pools, restaurants, theatres – all walkable



With an entrance to Albany House either from the front rose garden or the car park at the back, you have a choice of lift or stairs to your new home, a mid-'70s apartment filled with space and natural light – and with enviable views along one of the finest river embankments in the country.

Rooms are many and versatile and you might find alternative uses for a bedroom or two. You have a retro kitchen, and both a bathroom that was fitted a while ago and a recently installed shower room. It's your choice as to how much you wish to put your stamp on your new apartment.

From the low-silled windows in the lovely main bedroom suite, wake up each morning to an ever-changing river outlook; swans gracefully gliding by; ducks in formation; rowing crews in practice. From your dining room, feast your eyes on a view of the town bridge that inspired our greatest landscape painter, J.M.W. Turner. From your sitting room, throw open double doors to the Juliet balcony and watch the annual regatta and the river festival from the comfort of your own home. A delightful, peaceful and carefree way to live!





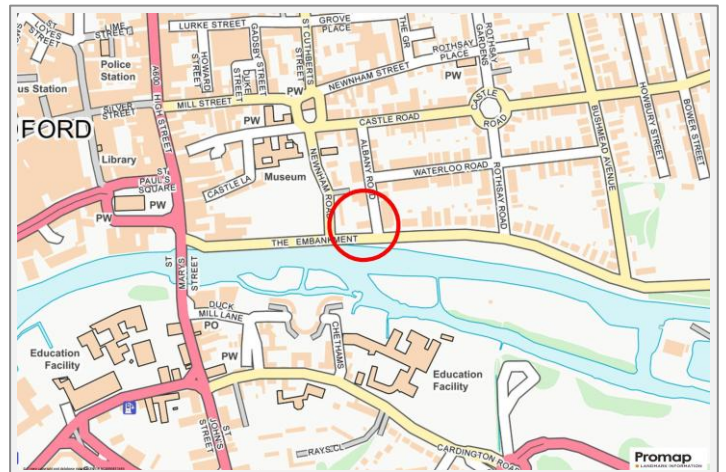
Area of Flat: 1395 ft² ... 129.6 m²
Area of Garage: 163 ft² ... 15.2 m²
Area of Utility Room: 42 ft² ... 3.9 m²
Total Area: 1600 ft² ... 148.7 m²

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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Bedford, Bedfordshire MK40 3PA



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

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