44 Crown Quay Prebend Street, Bedford, Bedfordshire, Bedfordshire MK40 1BN

WALDENS
ESTATE AGENTS

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Bedford
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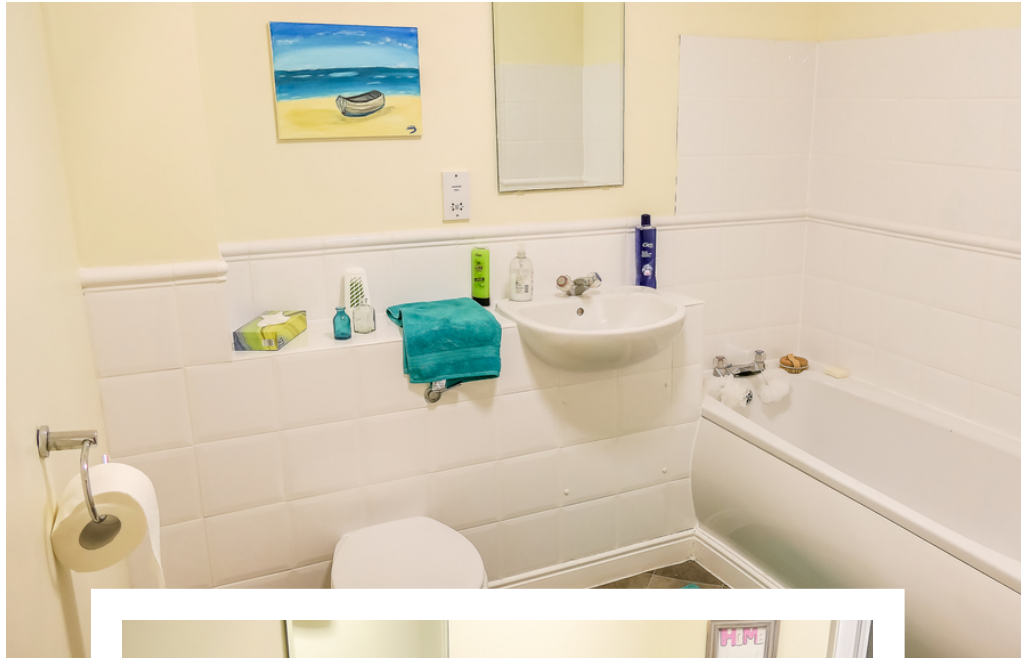## MK40 1BN

GUIDE PRICE £170,000

Ideal first time purchase/investment property. Spacious ground floor apartment. Electric storage heaters. Master bedroom with en-suite shower room. Further double bedroom. Family bathroom. Communal parking and gardens. Within walking distance of the Bedford Town centre/ Main line railway station.

• No onward chain complications

• Ideal first time purchase/investment property

• Spacious 2 Bedroom Ground Floor Apartment

• Lounge/Dining Room

• Fitted kitchen with appliances

• Master bedroom with en suite shower room

• Family bathroom

• Communal Parking

• Communal gardens

- Council Tax Band C

- Energy Efficiency Rating C

IDEAL FOR BEDFORD TOWN CENTRE & MAIN LINE RAILWAY STATION.

Situated within walking distance of the Bedford Town Centre and Mainline railway station this is a well presented two bedroom ground floor apartment being offered for sale with no upward chain. The property benefits from double glazed windows, storage heating, kitchen with appliances, good size lounge/dining room , family bathroom and master bedroom with en-suite shower room. Communal parking.

There is a communal entrance hall, door leading to the entrance hall of the flat, spacious lounge/dining room, fitted kitchen with appliances, master bedroom with en-suite shower room, further double bedroom, and family bathroom.

Lease: 99 Years from 24 June 2001.

Ground Rent: £140 per annum

Service Charge : £1164 Per Annum (£97 pcm)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) **A**		
(81 to 91) **B**		
(69 to 80) **C**	70	73
(55 to 68) **D**		
(39 to 54) **E**		
(21 to 38) **F**		
(1 to 20) **G**		
Not energy efficient - higher running costs		

England, Wales & N.Ireland — EU Directive 2002/91/EC

WALDENS ESTATE AGENTS

The Property Ombudsman

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