



129

St Johns Avenue, Kempston, Bedford, Bedfordshire MK42 8JJ

WALDENS ESTATE AGENTS



St Johns Avenue
Kempston
Bedford
Bedfordshire
MK42 8JJ

£155,000

Waldens are delighted to receive instructions to sell this spacious two bedroom first floor flat being sold with no onward chain. The property briefly comprises of lounge/diner, two double bedrooms, separate kitchen, communal gardens.

- Two double bedroom first floor flat
- No chain
- Entrance hall with stairs to first floor
- Double glazed & gas central heating
- Kitchen
- Lounge /Diner
- Bathroom
- Communal garden
- Outside storage cupboards

- Council Tax Band A
- Energy Efficiency Rating C



Close to all amenities

Entering the property into the entrance hall, storage space, stairs to first floor. Hallway with three built in cupboards. Access to loft, doors to all living areas. Bedroom one with fitted bedroom furniture, window to front elevation. Bedroom two with built in cupboard, window to front elevation. Bathroom with corner bath with shower fitted over. Wash hand basin, W.C. Window to rear elevation. Kitchen is fitted with a range of units, space for cooker, plumbing for washing machine, under worktop fridge, window to rear elevation. Lounge/diner with windows to front and rear elevation. On the outside two brick built storage sheds. Communal gardens.

Lease 125 years from 1988.

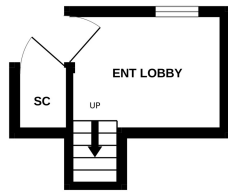
Annual ground rent £10.

Maintenance for 2022/2023 £644.

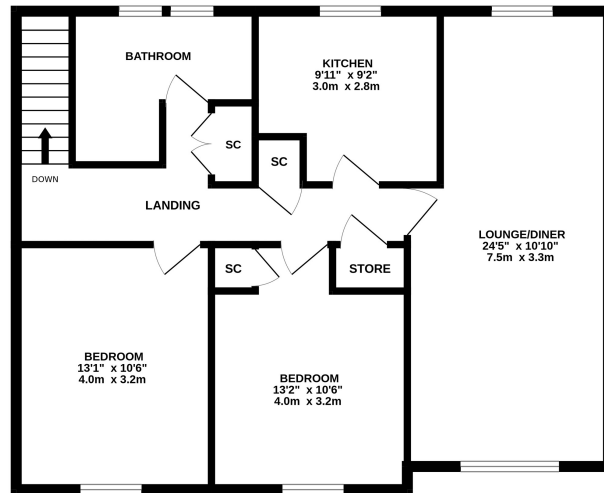
Maintenance charges for 2023 to 2024 to follow.



GROUND FLOOR
73 sq.ft. (6.7 sq.m.) approx.




1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

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.
Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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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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.

