



Henley Road, Bedford MK40 4FZ



Henley Road
Bedford
MK40 4FZ

£175,000

Two bedroom second floor flat offered for sale within walking distance to Bedford mainline train station. Property benefits from good sized lounge/ diner. Main Bedroom with en-suite shower room. Allocated parking space.

- Two bedroom second floor flat
- Entrance hall
- Lounge /Diner
- Kitchen
- Main bedroom with en suite shower room
- Second bedroom
- Bathroom
- Allocated parking space
- Communal Gardens

- Council Tax Band B
- Energy Efficiency Rating B



Walking distance to Bedford mainline train station

Property is entered into the communal entrance hall with stairs to all floors. Main door of property leads into the hallway with doors to all rooms. Lounge/diner with window to front elevation. Kitchen fitted with base and eye level units, built in oven and hob, plumbing for washing machine, space for fridge, window to rear elevation. Main bedroom with fitted en suite. Second bedroom. 3 piece bathroom. Allocated parking space.

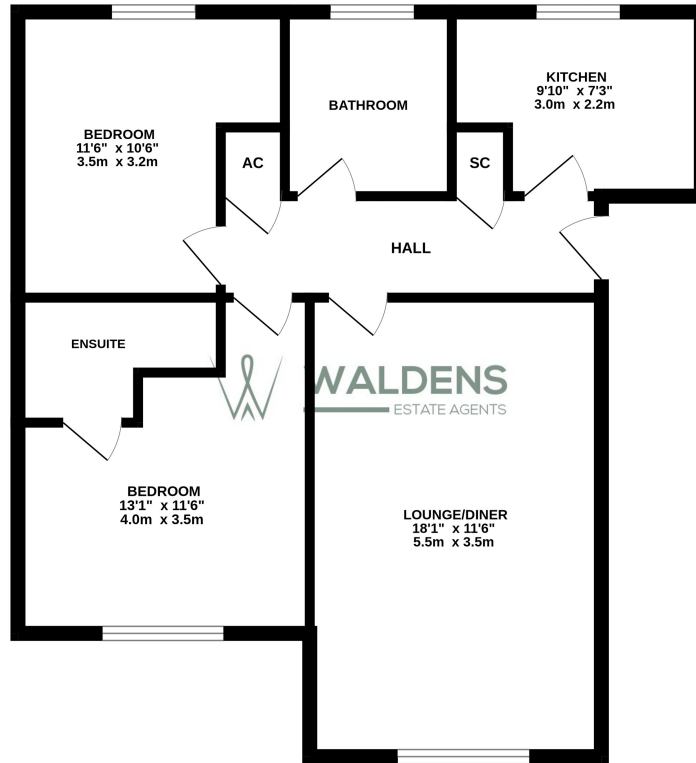
The owner has informed us the lease is 125 years from July 2006.

Service charge is £143.51 Per month.

Please note any prospective buyer should satisfy themselves regarding the lease and service charges that apply.



MID FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	86
England, Scotland & Wales		EU Directive 2002/91/EC

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