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Crown Quay, Prebend Street, Bedford MK40 1BN

WALDENS ESTATE AGENTS



Crown Quay
Prebend Street
Bedford
MK40 1BN

£184,500

Two double bedroom first floor apartment within walking distance of the hospital and train station. En-suite to main bedroom, separate kitchen, lounge/diner, parking. Ideal first time purchase/investment. No upper chain.

- Walking Distance to Train Station & Hospital
- Two Double Bedrooms
- En Suite to Main Bedroom
- Lounge /Diner
- Parking
- Chain Free
- Electric Heating
- Bathroom

- Council Tax Band C
- Energy Efficiency Rating C



Located in an ideal location between Bedford Hospital and Bedford Train Station, both within walking distance.



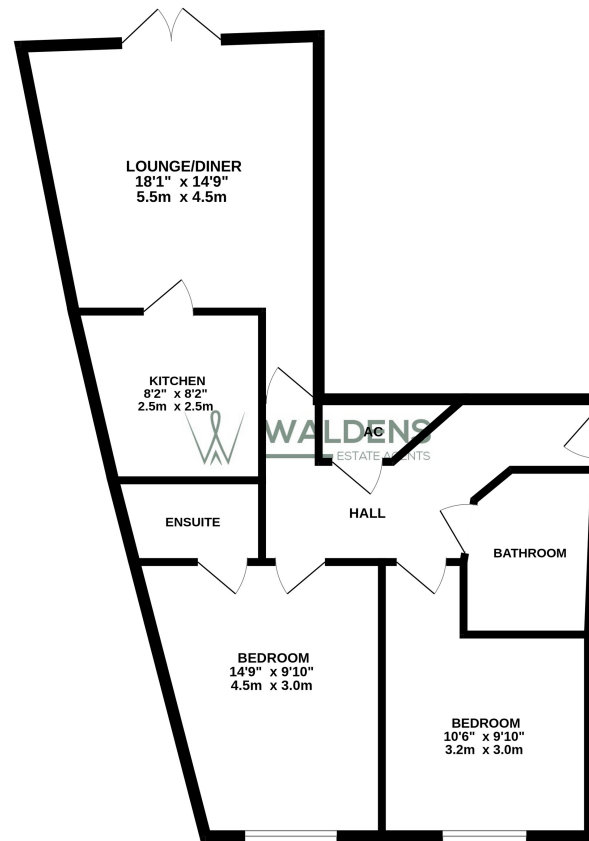
Communal entrance door leads into the communal area with stairs to first floor. The apartment has a spacious hall with doors to all rooms (apart from kitchen). The lounge/diner has double doors opening to a Juliet style balcony. Door leads into the kitchen which has a good range of cupboards, plumbing for washing machine, fridge/freezer, electric hob with oven and extractor. The main bedroom has an ensuite shower room. Second bedroom is a good sized double. Bathroom comprises of bath, pedestal wash hand basin and low level WC. Outside there is parking.

The sellers informs us the lease is 76 years remaining. (We do have information on how much a lease renewal for this property will be)

The sellers informs us he pays approx £105 per calendar month for service and ground rent.



MID FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.3 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	78
(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.

