

34 Duckmill Crescent

Duckmill Lane, Bedford, MK42 0AF



PERFECTLY
CONNECTING
PEOPLE AND
PROPERTY







Wonderful Waterfront Apartment, with Fine Views over Historic County Town



A lovely first-floor apartment home in a prestigious Bedford development, built with 3 bedrooms, now with 2 double bedrooms and dining room, in a peaceful spot overlooking the beautiful River Great Ouse, with balconies, communal gardens, garage and parking space.

Approached past the historic, Grade I-listed St Mary's church building in Cardington Road, a road with its fair share of architecturally important buildings, including Bedford Girls' School, the Crescent is tucked into the far corner of Duckmill Lane, with no through traffic. Not only do you have a peaceful, birds-eye view from your balcony of historic buildings, the river and one of the finest embankments in the country, not to mention of beautiful trees and greenery, every facility you could wish for is close by.



Pubs, parks, cinemas, coffee shops, and eateries of every persuasion are within walking distance. As are schools, shops, supermarkets, surgery, dentist and hospital. There's quite a choice of sports clubs, gyms and pools. And for travelling, perhaps to see a show in the West End, you can leave your car in the garage and reach London in less than 40 minutes from Bedford Railway Station, just a mile away from your front door. Cambridge and Milton Keynes are within easy reach.



Close to where John Bunyan was baptised in the river by John Gifford at what was then called "The Ducking Place", your new apartment looks across Bunyan's "River of the Way of Life" to historic and beautiful landmarks captured by the great English Romantic landscape painter J.M.W. Turner in his work entitled simply "Bedford". The painting is quite something. Having the scene outside your bedroom and sitting room windows every day is something else.



34 Duckmill Crescent

Duckmill Lane, Bedford, MK42 0AF

AT A GLANCE

Freehold/Leasehold particulars - Management company owns the freehold to the block, with each apartment owner a shareholder in the management company and granted a lease of 1000 years (from 1983). Maintenance service charge: £1,360 p.a. Management company holds substantial reserve funds. No ground rent payable. / Please note: There is no upper chain.

2 bedrooms and 2 bath/shower rooms, as follows:

- Main bedroom, with shower room and Juliet balcony
- Double bedroom, with Juliet balcony
- Main bathroom, with shower over bath
- Kitchen, with stainless steel sink, Siemens fridge/freezer, washer and dryer, Zanussi electric cooker and Bosch integrated hood / large glass hatchway to:
 - Sitting room, with 2 sets of double doors to balcony / opens through archway to:
 - Dining area (or possibly study space) – was originally a third bedroom with access from the hall (doorway can be reinstated) and Juliet balcony
- Hall, with airing cupboard and additional built-in storage cupboard (ideal for shoes and coats)
- Outside storage cupboard, with key safe, built under exterior staircase to front door
- Mains gas central heating / Double glazing throughout / Entry phone system
- **Garage** with electric garage door, and separate parking space, with visitors' spaces available / Communal gardens

FURTHER FACTS & FIGURES

- Full fibre 900 internet connectivity (BT's best service) / Virgin cable box fitted / Council tax band: E / EPC rating: C
- Bedford Railway Station: 1 mile – fast trains to London: 39 minutes
- Catchment schools – Cauldwell Primary: 1500 yards / Bedford Academy: 1.8 miles (Both rated 'Good')
- Shops, supermarkets, surgery, pubs etc: all walkable



How lovely to live in an environment where high standards are set, and where the external maintenance is done for you. And to move into a home that has been newly decorated and carpeted throughout, where lovely, new floor-length drapes hang perfectly in front of tall, double glazed windows and doors.

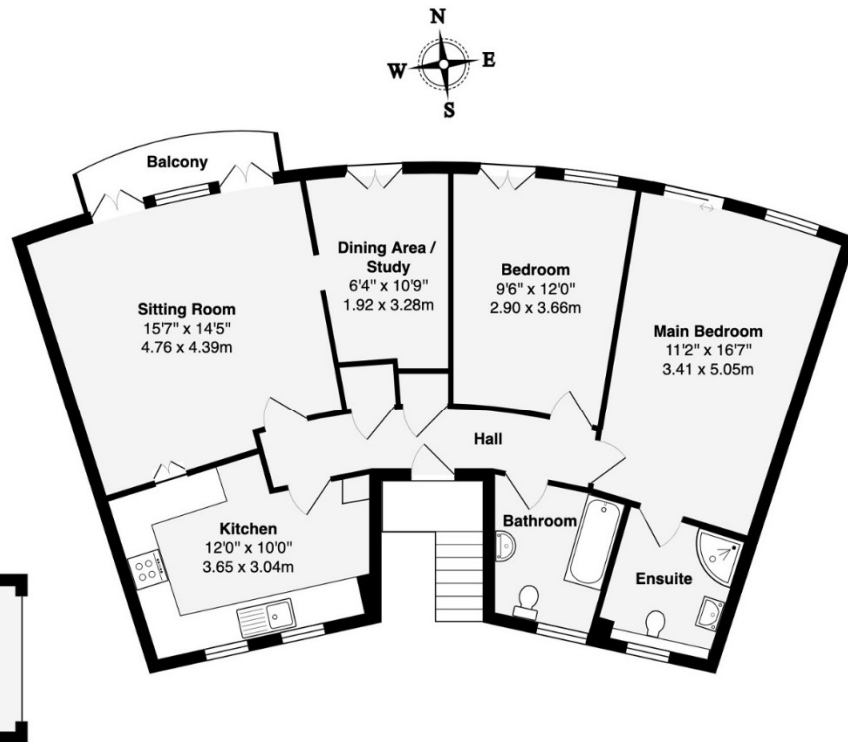
One thing's for sure. You'll look forward to springing out of bed each morning to throw open those drapes to the wonderful river scene; and, in summertime, the doors to the Juliet balconies. A gentle curve in the building allows you a slightly different picture from each window, each delightful, each changing markedly with the seasons. Majestic Oak and London Plane trees are alive with squirrels and birds all year round, yet the scene is very different when they're in full leaf.

The river and its tributary are a never-ending source of joy. Swans glide gracefully by, moorhens dart about, the otter occasionally comes out to play, the kingfisher flashes its vivid blue. Picnic in the gardens, of which you and your neighbours have exclusive use, and you might be joined by a pair of rare Egyptian geese.

The tall ceilings of your new apartment enhance the feeling of spaciousness, sunshine pouring through the fanlights of the bathrooms and kitchen. Tall, arch-topped windows and doors, rather dramatically, span the length of the sitting and dining room, sets of doors open to the balcony, with its attractive, undulating roof, black cast iron railings and lantern light. This is a room made for comfortable, everyday living, but it's also a room for dinner parties and entertaining.

Sit on the balcony with glass of wine and watch the boats, the rowers, the biennial river festival. Cast your eyes over to the iconic spire of St Paul's, beyond the striking Town Bridge, which replaced a medieval bridge built from the stone of the old castle, the site of which you can see across the river to the side of the C17th Swan Hotel. Wander across the Butterfly Bridge, past the pretty flower beds along the embankment, and perhaps call in at the hotel for coffee, or to relax in the spa. Everything you could possibly want is within minutes of your super new apartment, yet it's also a wildlife watcher's paradise - quite a combination!





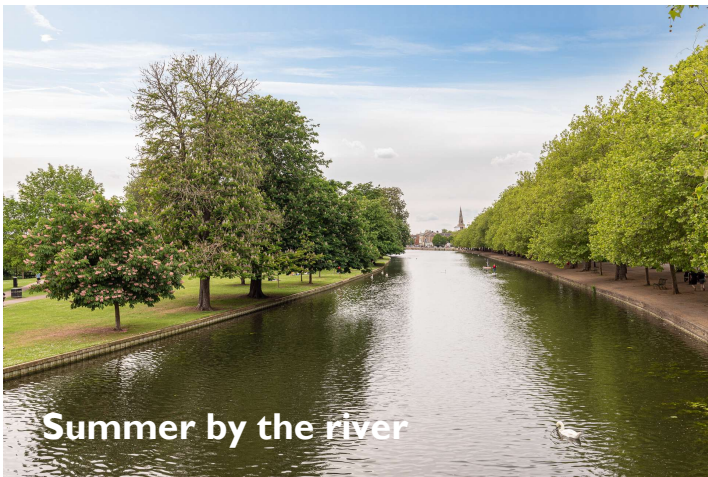
Approximate Area: 915 ft² ... 85 m² (excluding Garage, Balcony)

Approximate Area of Garage: 148 ft² ... 13.8 m²

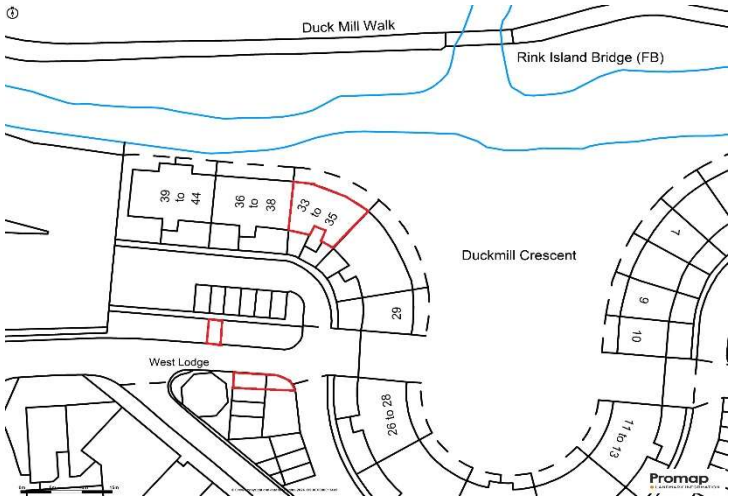
Total Approximate Area: 1063 ft² ... 98.8 m²

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



34 Duckmill Crescent
Duckmill Lane, Bedford, MK42 0AF



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

Artistry Property Agents | 36 St Peter's Street | Bedford | MK40 2NN

T 01234 889987 | E info@artistryproperty.co.uk

www.artistryproperty.co.uk