



Lansdowne Road, Bedford MK40 2BU



Lansdowne Road  
Bedford  
MK40 2BU

£240,000

Close to Bedford Station & Town Centre we're delighted to bring to the market, this stylish two bedroom apartment, set within this beautiful Victorian building, which was formally a doctors surgery. Two double bedrooms, open plan fully fitted kitchen / lounge/diner. Beautiful high ceilings throughout, immaculate bathroom, designated parking space with additional guest parking space.

- Two Bedroom Apartment
- Walking Distance To Train Station
- No Upper Chain
- Show Home Condition
- Gas Central Heating
- High Ceilings
- Designated Parking
- No Onward Chain
- Secure Video Entry System

- Council Tax Band B
- Energy Efficiency Rating C



Within walking distance of the Town Centre and Bedford Train Station.



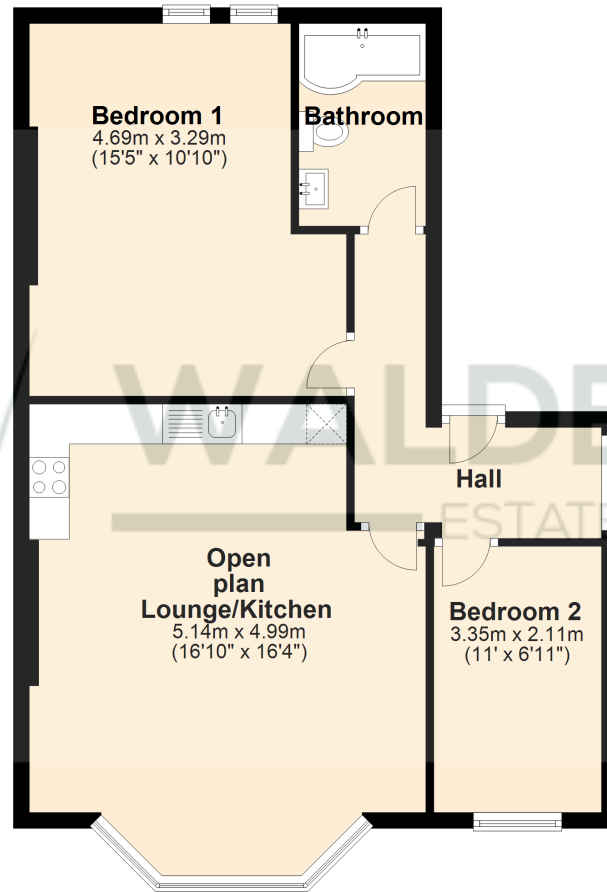
This stylish apartment is entered by a communal secure entrance door, which benefits from a video entry system. Stairs then lead up to this first floor apartment. Entering the apartment you're greeted with high ceilings and good sized rooms. All of the rooms lead off from the sizeable hall. The open plan kitchen/lounge/dining room is of a good size and has a high ceiling and a large bay window which allows natural light to flow in. The kitchen has ample amount of storage which also includes built in appliances. The bedrooms with their high ceilings give the rooms a spacious feel. The bathroom is immaculate with a white suite and the majority of tiled walls with 'Victorian' styled flooring. Outside there is a bin and cycle area. Designated parking is to the front and guest parking is found to the rear of the apartment.

The seller has informed us: Lease : 125 years from 2018, Ground Rent £250  
Maintenance Approx: £1100



## Ground Floor

Approx. 61.1 sq. metres (657.2 sq. feet)



Total area: approx. 61.1 sq. metres (657.2 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>78</b>	<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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