



Springfield Centre, Kempston, Bedford MK42 7PR

WALDENS ESTATE AGENTS



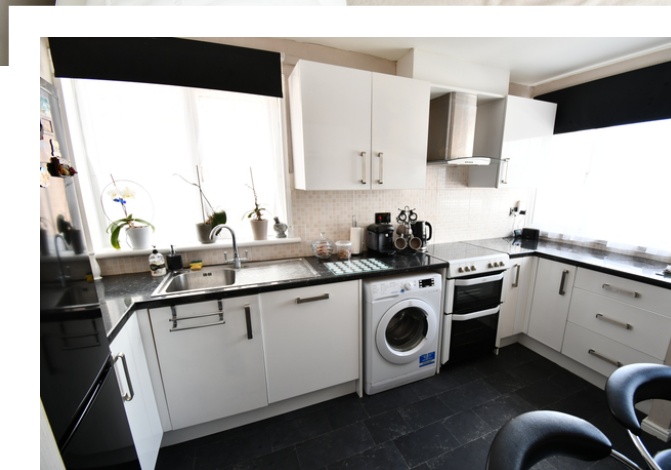
Springfield Centre  
Kempston  
Bedford  
MK42 7PR

£155,000

Waldens are delighted to offer for sale this 2 bedroom apartment with a private entrance and a balcony. A fantastic first time purchase opportunity or buy to let investment,

- 2 Bedroom Apartment
- Private Entrance
- Refitted Shower Room
- Electric Heating
- Lounge/Dining Room
- Balcony
- Double Glazed

- Council Tax Band A
- Energy Efficiency Rating E



## Close by to schooling, amenities & bus routes.

Waldens are delighted to offer for sale this charming 2 bedroom apartment situated in Springfield Centre, Kempston.



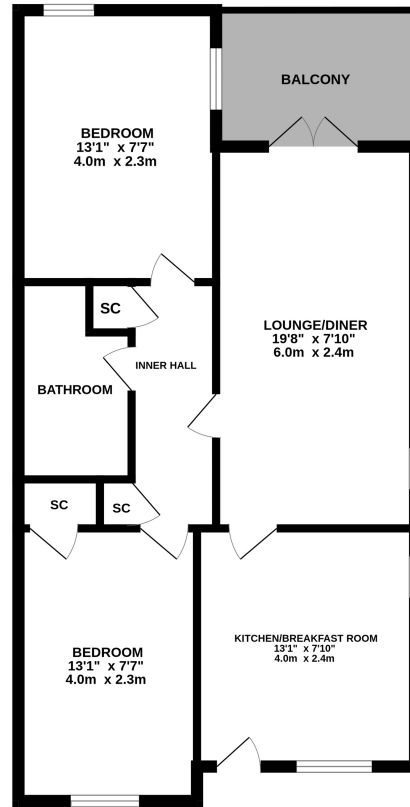
Tastefully decorated throughout by our client who is now looking to upsize. Entering the property via the private door into the kitchen that has ample base and eye level units and space for the day to day necessary appliances. Beyond the Kitchen is the cozy lounge dining area that has the additional benefit of a balcony. Off the lounge the inner hallway has storage cupboards and doors leading to both bedrooms and a shower room. Bedroom 1 is positioned at the front of the property has a built in storage cupboard. Bedroom 2 occupies the rear. The shower room has been replaced by our client.

TENURE: Leasehold 115 years from 2002. Service/Maintenance charge £100 per quarter. Managed by Palmer Trust plc.

Please note that only certain mortgage lenders will lend on this type of property and we would advise speaking to your lender directly or the agent for clarification.




FIRST 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 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>	46	
(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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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.

