



## 59, Hurst Grove

Bedford,  
MK40 4HY  
£120,000

**\*\* 150 YEAR LEASE \*\*** Available with NO UPPER CHAIN is this two bedroom first floor converted apartment located a short walk from Bedford town centre. The property benefits from double glazing, an open plan lounge/kitchen, fitted bathroom suite and two bedrooms. The property also benefits from two allocated parking bays.

This flat is perfect for the commuter being situated 0.6 miles or less than a 5 minute walk from the station. Bedford town centre is also within easy reach which offers a range of shopping and leisure facilities, as well as the embankment and 80 acre Victorian Park just a short walk away.

Service charge per year £650

Ground Rent per year £100

Section 20 works for 2 years - £250.00 per annum

Approx rental income : 650pcm

- First floor maisonette
- Ideal first time buy
- Open plan lounge/kitchen
- Walking distance to Bedford town centre
- Good road links to the bypass and A6
- Walking distance to station
- Double glazing
- Gas central heating
- 150 year lease
- Two parking spaces



Ground Floor

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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