



Camford Court, Kempston, Bedford MK42 7AH

WALDENS ESTATE AGENTS





Camford Court  
Kempston  
Bedford  
MK42 7AH

£210,000

A charming ground floor THREE bedroom apartment set over two floors with GARAGE. Good length lease. Gas Central Heating. Beautifully presented located in the heart of Kempston. Gas central heating.

- Three Bedroom Apartment
- Good Sized Lounge/Diner
- Separate Kitchen
- All Bedrooms Upstairs
- Bathroom
- Balcony
- Gas Central Heating
- Garage

- Council Tax Band B
- Energy Efficiency Rating C





Ideally located with a host of amenities nearby.



Step into this inviting home featuring an open plan lounge and dining area filled with natural light streaming through front-facing windows. The spacious lounge seamlessly connects to the dining area, creating a perfect space for relaxing and entertaining. A staircase leads to the first floor, while a door grants access to the kitchen. The kitchen boasts ample storage options, complemented by generous work surfaces. It includes space for appliances and features a built-in oven and hob. A front-facing window overlooks the front, allowing for bright and airy cooking space.

Upstairs, you'll find three bedrooms, all with front-facing windows that flood each room with natural light. The master bedroom benefits from built-in wardrobes and access to a private balcony, perfect for enjoying outdoor views. Bedroom two also includes built-in wardrobes, while bedroom three is of a good size, suitable for various uses.

The family bathroom is fitted with a bath, a pedestal wash hand basin, and a low-level WC, providing all necessary amenities in a practical layout.

Lease 999 years from 1977.

Charges for the calendar year total £1300.

Any perspective buyer should get any lease and maintenance charges verified by their legal representative

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.





Total area: approx. 76.0 sq. metres (817.7 sq. feet)

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>	75	78
(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		
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.

