



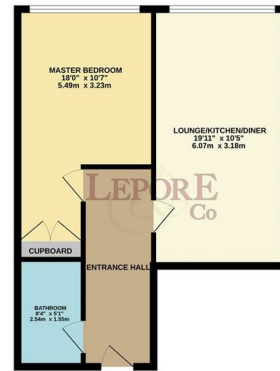
3 High Street | | Bedford | MK40 1RN

Price Guide £164,950

**LEPORE**  
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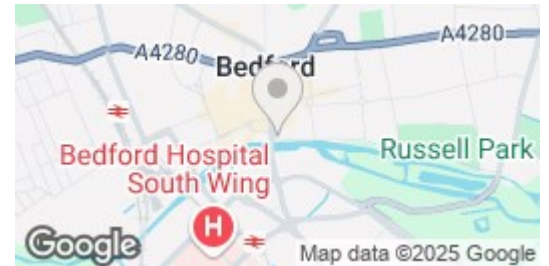


GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 498 sq.ft. (46.3 sq.m.) approx.  
\*Please note: All dimensions are approximate and should not be used for construction purposes. The actual dimensions may vary slightly from those shown on the plan.

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



## Description

A truly STUNNING and BEAUTIFULLY maintained one bedroom first floor apartment with SENSATIONAL views directly overlooking the Great River Ouse and Riverside Embankment with Bedford town centre and all local amenities literally on your door step! The property highlights include hallway, a 19ft open plan living area incorporating the lounge/diner and kitchen, 18ft Master bedroom, bathroom and allocated secured parking to the rear. This property is ideal for a first purchase or a super investment to rent out. To fully appreciate this rarely available apartment an internal inspection is strongly recommended. Call to view. NO UPWARD CHAIN.

## Key features

- SUPERB LOCATION
- WELL MAINTAINED THROUGHOUT
- ONE BEDROOM
- 18ft MASTER BEDROOM
- ALLOCATED PARKING
- STUNNING VIEWS OVER LOOKING RIVER
- FIRST FLOOR APARTMENT
- 19ft OPEN PLAN LIVING
- BATHROOM
- MUST BE VIEWED



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