





FULL DESCRIPTION

A SUPER one bedroom 7th FLOOR apartment ideally situated within easy reach of all local amenities, town centre, rail link and the BEAUTIFUL Riverside Embankment. This well maintained property briefly comprises sizeable hallway, 15ft lounge/diner, kitchen, 12ft bedroom, bathroom and allocated parking. Other benefits include FANTASTIC views over central Bedford and free access to the in house gym. An internal and external viewing is strongly advised. CALL TO VIEW.

HALLWAY

11.2' x 5.8' (3.35m x 1.52m)

Doors to main rooms, cupboard, plumbing for washing machine, airing cupboard.

LOUNGE/DINER

15.1' x 11.8' (4.57m x 3.35m)

Two double glazed windows to side opening to

KITCHEN

8.1' x 7.9' (2.44m x 2.13m)

Four ring electric hob with oven under and extractor over, base and wall mounted units, integrated dish washer.

BEDROOM 1

12.3' x 10.8' (3.66m x 3.05m)

Double glazed window to side.



BATHROOM

7.1' x 5.5' (2.13m x 1.52m)

Three piece suite comprising bath with mixer shower over, wash hand basin, low level wc.

ALLOCATED PARKING

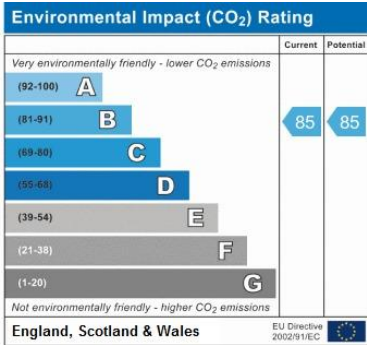
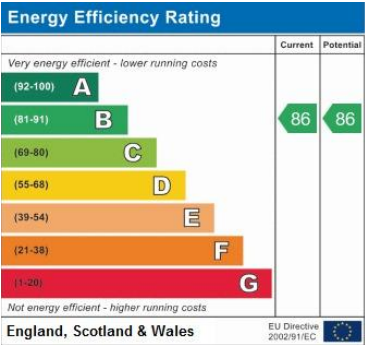
One allocated parking space.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA - 497 sq.ft. (46.2 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements