



Flat 4 Holland House

Linden Road | Bedford | Beds | MK40 2DA

Asking Price £200,000

LEPORE
Co

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A SUPERB TWO Bedroom ground floor apartment ideally situated within walking distance of all local amenities, town centre and nearby Bedford rail station. This WONDERFUL property would make an ideal INVESTMENT opportunity or FIRST TIME purchase to live in. The accommodation briefly comprises, sizeable entrance hall, 14ft lounge/diner with a sash bay window overlooking the front aspect, kitchen with built in oven and hob, main bedroom with EN-SUITE, further bedroom and bathroom. There is also a communal garden and allocated parking space to the rear. To fully appreciate this excellent property an internal viewing is strongly advised. NO UPWARD CHAIN. Call to view. AGENTS NOTES The property owner has a share of the freehold which will be transferred to the new owner. LEASEHOLD Council Tax Band A.

- Ground Floor
- Two Bedrooms
- En-Suite To Master Bedroom
- Gas Radiators
- Double Glazing
- Apartment
- 14ft Lounge/Diner
- Kitchen/Built in oven
- Bathroom
- No Upward Chain

FULL DESCRIPTION

COMMUNAL HALL
LEADING TO

ENTRANCE HALL

LOUNGE/DINER
14'0" x 11'0" (4.27 x 3.35)

KITCHEN
7'0" x 6'0" (2.13 x 1.83)

BEDROOM 1
12'0" x 7'0" (3.66 x 2.13)

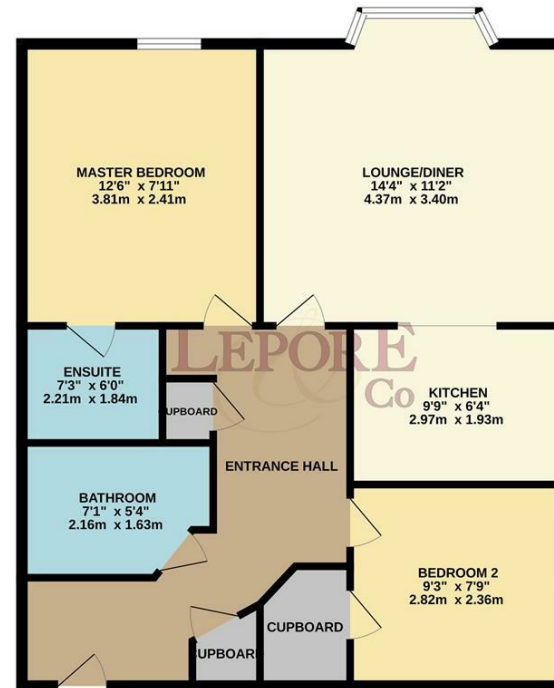
BEDROOM 2
9'0" x 7'0" (2.74 x 2.13)

BATHROOM
7'0" x 5'0" (2.13 x 1.52)

COMMUNAL GARDEN



GROUND FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA: 941 sq.ft. (87.4 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 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	EU Directive 2002/91/EC		

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