



## Flat 22

Goldington Road | Bedford | Beds | MK40 3FD

**Asking Price £195,000**

**LEPORE**  
Co

# Flat 22

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LEPORE & Co are pleased to offer for sale an EXCELLENT Two bedroom first floor apartment ideally situated within this highly regarded and sought after development and beautifully positioned overlooking one of Bedfords finest and established roads. The main highlights include security entrance system, hallway, open plan living incorporating Lounge/diner and kitchen area, Two double bedrooms, re fitted bathroom, Juliette balcony, lift access and allocated parking. All local amenities are within easy reach, with the town centre, Bedford rail link and the STUNNING Riverside Embankment also within close proximity. This property would also be an ideal investment or make a super first purchase. An internal viewing is strongly recommended. CALL TO VIEW.

Council Tax Band B Tenure Leasehold

- Apartment
- First Floor
- Juliette Balcony
- Superb Location
- Must Be Viewed
- Two Double bedrooms
- 27ft Open Plan Living
- Re-Fitted Bathroom
- Allocated Parking
- Ideal Investment Or First Purchase

FULL DESCRIPTION

OUTSIDE

ENTRANCE HALL

LOUNGE/KITCHEN/DINING AREA

27'0" x 9'0" (8.23 x 2.74)

BEDROOM 1

12'0" x 8'0" (3.66 x 2.44)

BEDROOM 2

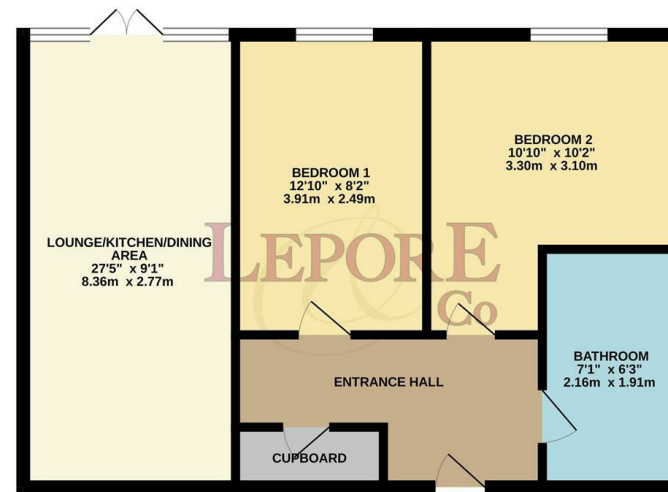
10'0" x 10'0" (3.05 x 3.05)

BATHROOM

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other rooms 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 12/2021

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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