



Union Street, Bedford, MK40 2UU
£190,000 Leasehold



An excellent opportunity to acquire this top floor two bedroom refurbished apartment situated in the heart of Bedford town centre. The property is offered with vacant possession and is an ideal investment property or first time buy. The property is approached via a secure communal entrance and from the second floor landing into a private entrance hall, the accommodation comprises a spacious lounge/diner with feature bay window to the front elevation, a recently refitted kitchen with high quality modern units and integrated appliances, two genuine double bedrooms and a recently refitted luxury shower room. Externally the property also benefits from an allocated parking space and communal bin and cycle stores.

Internal viewing is highly recommended.

Communal Entrance with Stairs to Second Floor

Entrance Hall

Hallway

Kitchen

12'2 x 6'3 (3.71m x 1.91m)

Lounge/Diner

16'2" x 14'10" (4.93m x 4.52m)

Bedroom 1

13'11 x 9'8 (4.24m x 2.95m)

Bedroom 2

14'8 x 8'11 (4.47m x 2.72m)

Shower Room

Allocated Parking Space

Bedford

Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway junctions 13 & 14.

Lease Details

Length - 955 years remaining (999 Years from 1st January 1980)

Service Charge/Ground Rent Combined - £1827.16 per annum

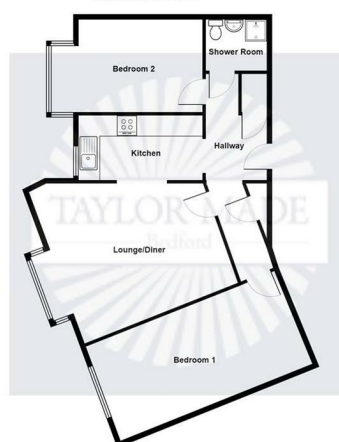
Council Tax: Bedford C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Olivier Court, Union Street, MK40 2UU

Total Area: 65.7 m² ... 707 ft²



Please note this floorplan is for illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspections. Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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