



Martell Drive, Kempston, Bedford, MK42 7FJ
£170,000 Leasehold



Introducing this modern and well presented top floor 1 double bedroom apartment situated on Orchard Fields in Kempston offered for sale with no upward chain. This spacious property comprises of an entrance hall with two storage cupboards, one double bedroom, a modern family bathroom with storage cupboard and an open plan lounge/kitchen/diner with integrated appliances. Outside there are communal gardens, allocated parking for 1 vehicle, visitor parking and shared bin and bike storage for the block. This is an ideal first time buy or investment opportunity. Viewings highly recommended.

Entrance Hall

Stairs to Second Floor

Hallway with Storage Cupboards

Bedroom

11'10 x 11'3 (3.61m x 3.43m)

Bathroom

Kitchen/Lounge/Diner

14'9 x 12'11 (4.50m x 3.94m)

One Allocated Parking Space

Communal Gardens

Bin & Bike Storage

Local Area Charge

£120 per annum

Lease Details

Length - 147 Years Remaining

Ground Rent & Service Charge Combined - £950.69 from 1 January 2024 - 31 December 2024

Kempston

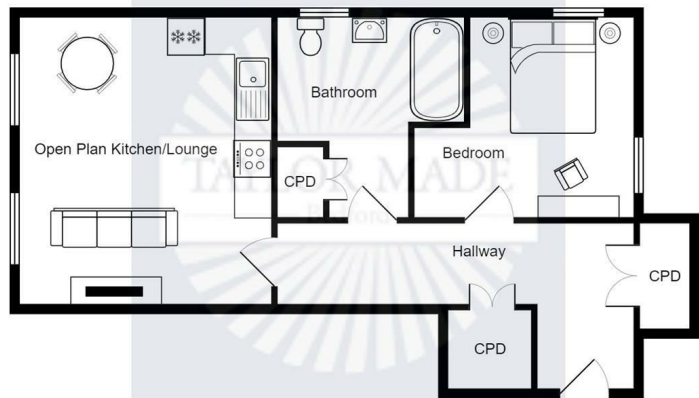
Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, many independent shops and restaurants and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston rural you will also find Box End Park, that incorporated an aqua park, watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Council Tax: Bedford Bedford A



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Total Area: 42.9 m² ... 462 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 approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).

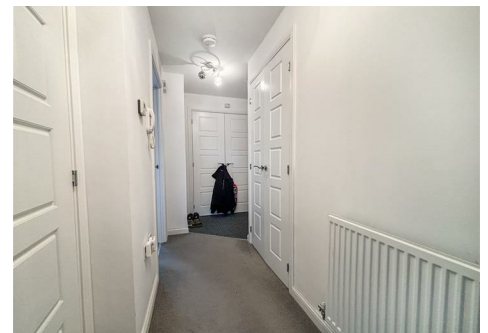
Plan produced by Taylor Made Bedford.

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Energy Efficiency Rating	
Current	Potential
83	83

Environmental Impact (CO ₂) Rating	
Current	Potential

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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