



**Kempster Close, Bedford, MK40 4FW**  
**Guide price £140,000 Leasehold**



A modern 2 bedroom ground floor apartment situated in this popular location within easy walking distance to the Bedford town centre and mainline railway station. The property comprises of a communal entrance with intercom, entrance hall, lounge/diner with bay window, fitted kitchen with electric oven and hob, two bedrooms and a bathroom with shower over the bath. The apartment benefits from UPVC double glazing and electric heating. Outside, there is allocated parking for 1 vehicle. An ideal first time/investment opportunity. Viewings highly recommended.

**Secure Communal Entrance With Intercom**

**Entrance Hall**

**Living/Dining Room With Bay Window**

12' x 17'1" (3.66m x 5.21m')

**Kitchen**

9'9 x 6'3 (2.97m x 1.91m)

**Bedroom 1**

10' x 11' (3.05m x 3.35m)

**Bedroom 2**

7' x 10'4 (2.13m x 3.15m)

**Bathroom**

6'1 x 5'6 (1.85m x 1.68m)

**Outside**

**Gated Entrance To Car Park**

**Allocated Parking For 1 Vehicle**

**Lease Details**

155 years from 01/01/2005 - 135 Years Remaining

Service Charge £877.05 plus VAT every 6 months (1754.10 per annum)

Ground Rent: £75 every 6 months (£150 per annum)

**Bedford**

This property is situated approximately 1/2 mile from the Bedford town centre which has a great selection of shops, bars & restaurants and the River Ouse and Embankment. 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 juncs 13 & 14.

Council Tax: Bedford Borough B



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Total Area: 53.0 m<sup>2</sup> ... 570 ft<sup>2</sup>



Please note this floorplan and all furniture shown is for illustration 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. Powered by ZPlan.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
A	B	B	C
82	88	38	42
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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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