



Brickhill Drive, Bedford, MK41 7QF  
£210,000 Leasehold



**\*\*INVESTORS ONLY\*\*** We are delighted to offer for sale this excellent investment opportunity offering superb accommodation in excess of 1000 sq ft.

The property benefits from gas to radiator central heating, a recently refurbished roof and replacement double glazed windows and doors as well as being in good decorative order throughout.

The spacious accommodation comprises private entrance door with stairs leading to first floor reception hall, living room, separate dining room with door leading to the roof terrace, fitted kitchen, inner hallway with stairs leading to second floor, 3 excellent size bedrooms and spacious family bathroom. Externally there is an allocated outside storage cupboard and a parking space.

Early viewing is strongly recommended.



## Ground Floor - Stairs to 1st Floor

### First Floor Landing

10'1 x 4' (3.07m x 1.22m)

### Kitchen

11' x 9' (3.35m x 2.74m)

### Dining Room

14' x 9' (4.27m x 2.74m)

### Living Room

16' x 12' (4.88m x 3.66m)

## Stairs to 2nd Floor

### 2nd Floor Landing

#### Bedroom 1

13' x 11' (3.96m x 3.35m)

#### Bedroom 2

13' x 11' (3.96m x 3.35m)

#### Bedroom 3

10' x 10" (max) (3.05m x 3.05m' (max))

### Bathroom

### Outside

## Roof Terrace

18' x 14'4 (5.49m x 4.37m)

## Allocated Parking Space

## Brickhill

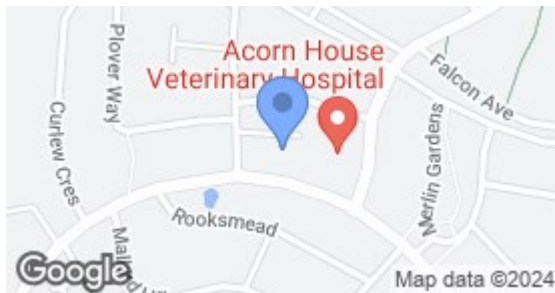
Brickhill is a popular location to the north of Bedford ideally situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well-regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

## Lease Details

Lease Term: 91 Years Left Approx

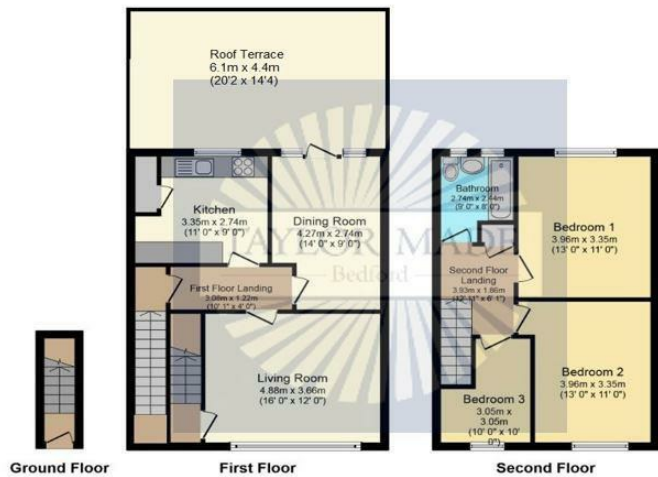
Ground Rent - £10.00 per annum Approx

Service Charge: £850.00 per annum Approx



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

Council Tax:  
Bedford Borough B



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, opening and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Plan produced for Taylor Made

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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