



Wilkinson Road, Kempston, Bedford, MK42 7FR
Offers over £200,000 Leasehold



Introducing this fabulous 2 bedroom second floor apartment ideally located in the popular Bedford Meadows development in Kempston. The property briefly comprises an entrance hall with 2 storage cupboards, a spacious open planned lounge/kitchen/diner with open outlooks, a superb master bedroom with fitted wardrobes & en suite, a large 2nd bedroom and a modern family bathroom. Outside there is an allocated parking space, communal garden areas and access to a bike/bin store. This well presented property would be the perfect purchase for first time buyers or investors, viewings are highly recommended.

Communal Entrance

Entrance Hall

Lounge/Kitchen/Diner

18'4 x 11 (5.59m x 3.35m)

Bedroom 1

13'8 x 9'11 (4.17m x 3.02m)

En Suite

Bedroom 2

10'3 x 8'4 (3.12m x 2.54m)

Bathroom

Allocated Parking Space

Bin & Bike Storage

Kempston

Kempston is a town and civil parish located in Bedfordshire, Here you will find many amenities including a large Sainsburys, Lidl, many independent shops and restaurants and the Interchange Retail Park. In Kempston Rural you will also find Box End Park, offering water-sports 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 which links to the A1 and M1 motorways, the A428 and the A6.

Lease Details

Lease - 150 years from 2011 (136 years remaining)

Ground Rent - approximately £258.82 per year

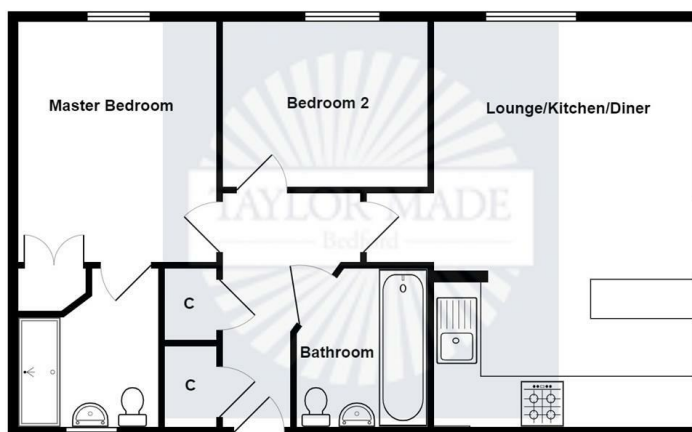
Service Charge - approximately £1,338.68 per year

Open Space Charge - £120 per year

Council Tax: Bedford Borough B



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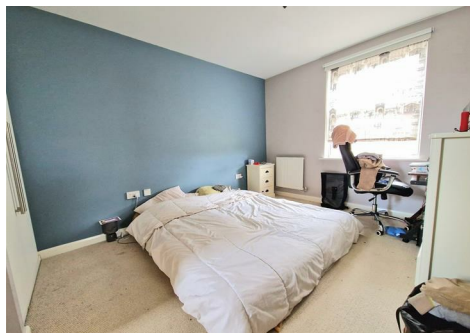
Total Area: 56.0 m² ... 602 ft²

Second Floor Apartment

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 ₂) Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 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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