



Britannia House, Palgrave Road, Bedford, MK42 9BX
Offers over £265,000 Leasehold



A rare opportunity to acquire this superb duplex style riverside apartment ideally located just a short distance to the Bedford train station, hospital and town centre. This beautifully presented property was originally a three bedroom apartment but has since been arranged as a larger than average 2 bedroom property providing spacious living accommodation across 2 floors. The apartment comprises a large and welcoming entrance hall with a modern cloakroom and a utility room. doorways lead through to a stunning 33ft lounge/dining room with a balcony providing beautiful views overlooking the river and a large modern kitchen with fitted appliances. Upstairs you will find an impressive 23ft master bedroom with a dressing area and an en suite, bedroom 2 measuring 19ft and there is a well presented family bathroom. Outside, you have a secured underground parking space, key fob entry and access to a communal green and views of River Great Ouse. Viewings are highly recommended to appreciate what this amazing apartment has to offer.

Communal Entrance Hall

Lift and Stairs To All Floors

5th Floor Apartment Entrance Hall

Cloakroom

Open Plan Living/Dining/Kitchen

33'4" x 19'3" (10.18 x 5.89)

Balcony

8'7" x 6'0" (2.64 x 1.85)

Utility Room

6'0" x 4'7" (1.83 x 1.40)

Stairs to Landing Area

Bedroom 1

23'3" x 11'3" (7.10 x 3.43)

Ensuite

8'7" x 5'10 (2.62m x 1.78m)

Bedroom 2

19'5" x 12'11" (5.94 x 3.95)

Bathroom

16'4"19'8" x 26'2"22'11" (5'6 x 8'7)

Outside

Communal Green Area

Secured Underground Parking Space

Lease Details

Lease: 999 Years From 31/05/2006 - 981 Years Remaining

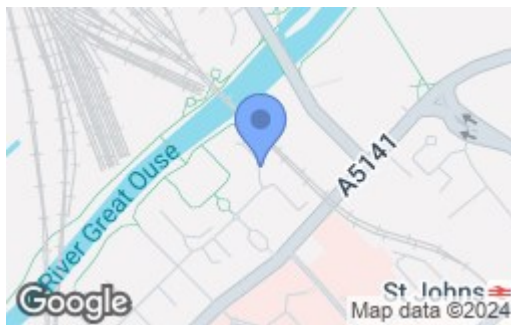
Service Charge: £252.52 per month

Ground Rent £25 per month

Bedford

Palgrave Road is within walking distance to the hospital, train station and the Bedford town centre which offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has 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 D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
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
70	81		
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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