



Stanley Street, Bedford, MK41 7RW  
£135,000 Leasehold



A neatly presented 1 bedroom first floor flat situated in the Prime Minsters area of Bedford and located within easy walking distance to the town centre and picturesque Embankment and Bedford Park. The flat comprises of a side entrance, stairs to 1st floor, living room, kitchen, bedroom and shower room. This flat would make an ideal first time/investment purchase.

## Communal Entrance - Stairs Leading To 1st Floor

### Front Door Leading To

#### Lounge

10'4 x 9'6 (3.15m x 2.90m)

#### Kitchen

6'8 x 5'4 (2.03m x 1.63m)

#### Bedroom

9'11 x 9'4 (3.02m x 2.84m)

#### Ensuite Shower Room

## Bedford

Bedford town centre 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.

### Lease Details

Lease 125 Years From 2018 - 119 Years Remaining

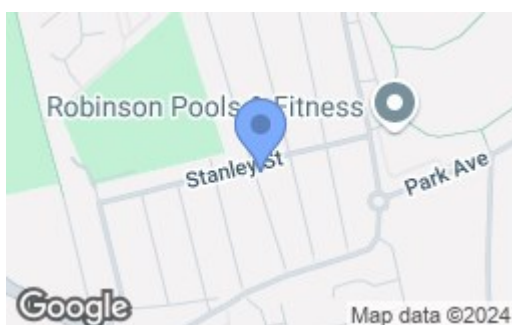
Ground Rent - £125 per annum

Service Charge - £248.36

Liability of 25% of costs incurred to external works

Building Ins - £123.36 per annum

Council Tax: Bedford A



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Total Area: 28.0 m<sup>2</sup> ... 301 ft<sup>2</sup>



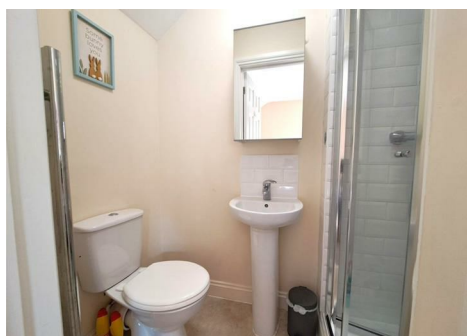
Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s).  
Plan produced by Taylor Made Bedford.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> 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 environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions

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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