



Castle Quay, Castle Lane, Bedford, MK40 3FG
Offers over £150,000 Leasehold



A modern and stylish 1 bedroom, third floor apartment ideally located in the sought after Castle quarter area, a short distance from the Bedford Embankment & town centre. Internally the property offers a large entrance hall, a spacious open plan lounge/kitchen dining room with French patio doors and a Juliette balcony, 1 double bedroom, a bathroom and 1 allocated parking space outside. This spacious apartment also has the benefit of an intercom system and access to a lift. A superb apartment in a fantastic location which would make an ideal first home or investment purchase.

Communal Entrance With Lift

Entrance Hall

Open Plan Kitchen/Living Room/Diner

23'6 x 10'3 max (7.16m x 3.12m max)

Double Bedroom

14'7 x 8'9 (4.45m x 2.67m)

Bathroom

6'5 x 5'5 (1.96m x 1.65m)

One Allocated Parking Space

Lease Details

Lease - 110 years remaining

Ground Rent - £25 per quarter

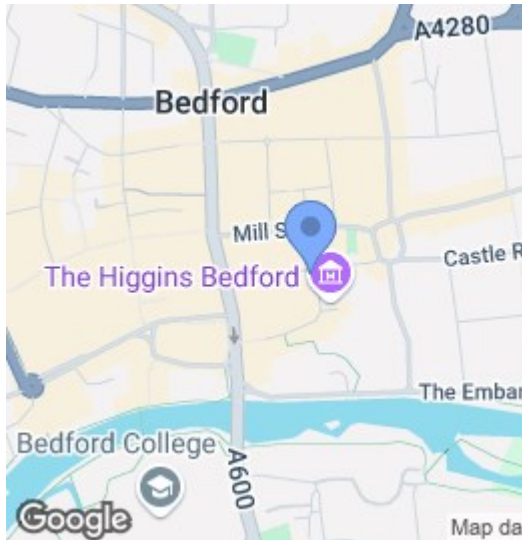
Service Charge - approximately £619.16 per quarter

Bedford

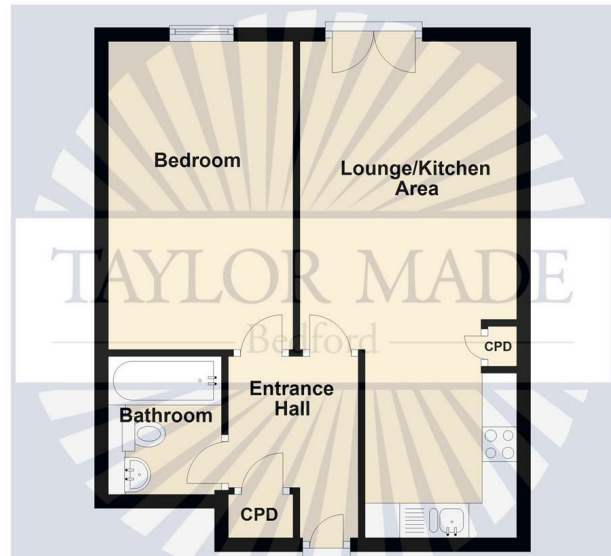
Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes.

The road links from Bedford also serve commuters well with direct access to the A428, the M114 and 13.

Council Tax: Bedford B



First Floor



Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation 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 Plan Up
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	81		

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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