



Castle Quay, Castle Lane, Bedford, MK40 3FG
Guide price £200,000 Leasehold



A superb modern two bedroom apartment situated on the 1st floor of this exclusive Castle Quay development in the heart of Bedford town centre. This stylish apartment offers spacious living accommodation throughout including a large entrance hall, open plan living room/kitchen area, master double bedroom with ensuite, second double bedroom and bathroom. The property also benefits from a lift in a block security, intercom entry system and electric gates. The apartment is conveniently located close to the Embankment and Castle Quarter as well as walking distance to the main train and bus stations.

Secure Gated Intercom Access

Stairs and lift to 1st Floor Accommodation

Entrance Hall

Open plan kitchen/living area

12'9 x 13'7 (3.89m x 4.14m)

Bedroom 1

9'2 x 11' (2.79m x 3.35m)

Ensuite

Bedroom 2

14'4 x 11'3 (4.37m x 3.43m)

Bathroom

Council Tax Band:
BEDFORD C

2 Parking permits available for street parking

Charges

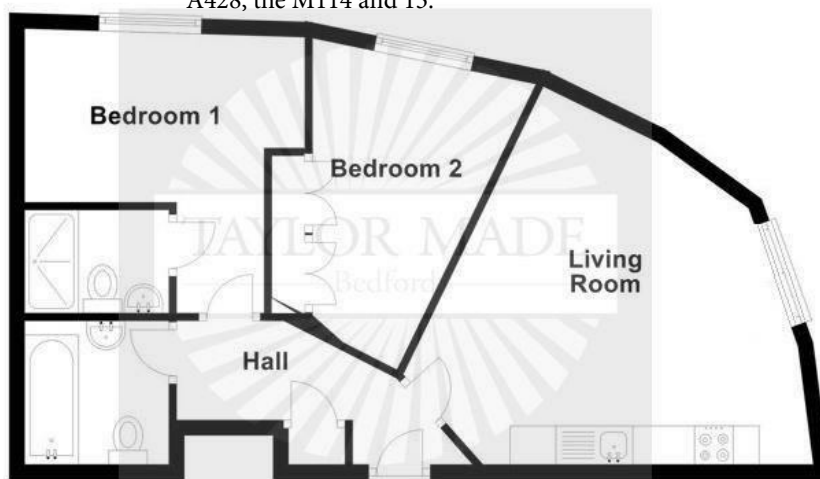
Lease - 109 years left

Ground Rent - £10.63 per month

Service Charge - £214.46 per month

Bedford

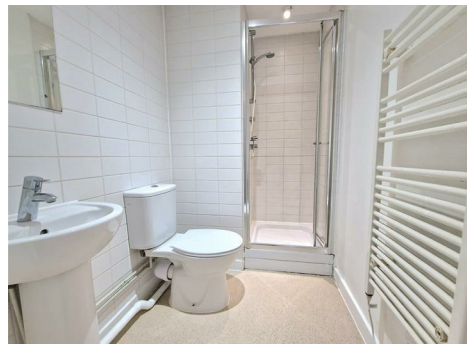
Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A428, the M114 and 13.



This floor plan is for illustrative purposes only. The total size is approximate. Plan produced using PlanUp.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 77 | 77 | | |



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