



# SEDDON COURT

KEMPSTON

## DEVELOPMENT

Seddon Court is an executive new development of nine contemporary 1 & 2 bedroom apartments overlooking Addison Howard Park in Kempston, Bedford. These stunning apartments have been meticulously designed for modern living and boast an array of contemporary and eco-friendly features.

### **IMPORTANT INFORMATION:**

Service Charge: £394.44 per year  
Lease Length: 125 Years  
Ground Rent: Peppercorn

## LOCATION

Seddon Court is located opposite the charming Addison Howard Park in Kempston and located just 2 miles from Bedford Train Station.

As well as being perfectly placed for Bedford town centre, Kempston offers a variety of amenities, including 2 large supermarkets, a selection of shops and restaurants, a large Park and a Retail Park.

There is convenient road access to the A421, A428 and the A6 from Seddon Court. Alternatively, the fast trains from Bedford Station reaches St Pancras in under 40 minutes.



# SEDDON COURT



# SPECIFICATION



## **KITCHENS**

Contemporary fitted kitchens with integrated appliances

## **BATHROOMS**

Contemporary sanitarywear  
full height wall tiling

Bath with overhead shower in bathrooms

Walk-in Shower to ensuites

Fitted LED Wall Mirror

## **FLOORING**

Karndean LVT wood effect flooring to kitchen/living areas, hallways and bathrooms

Quality Carpet to Bedrooms

## **PARKING**

1 Parking space for each apartment

On site visitor Parking

## **ECO FEATURES**

Solar panels providing up to 1/3 of energy usage

Electric vehicle chargers

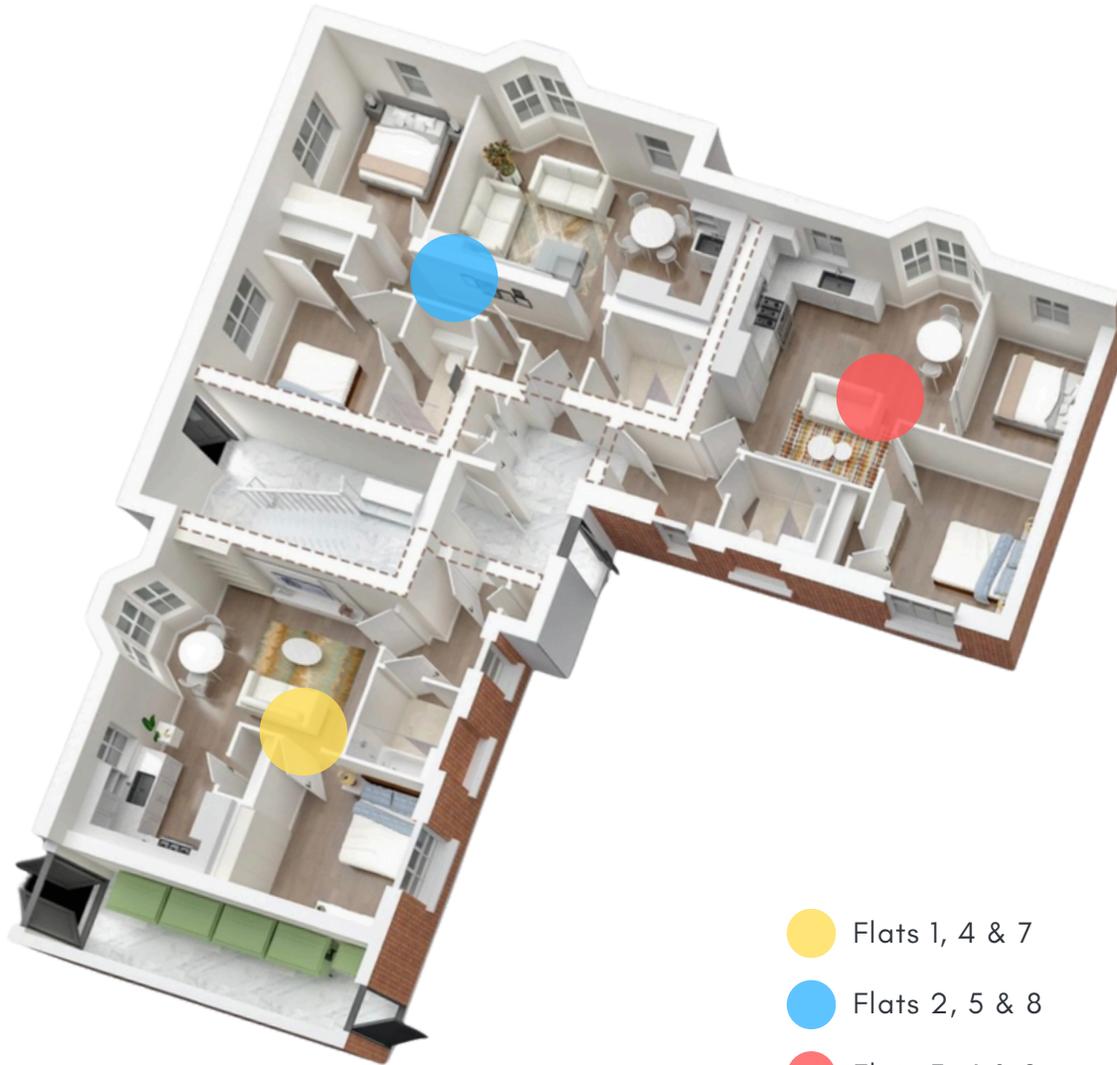
## **WARRANTY**

10 year Structural Warranty from Global Home Warranties

2 Year Status Homes warranty



# LAYOUT & FLOORPLANS



● Flats 1, 4 & 7

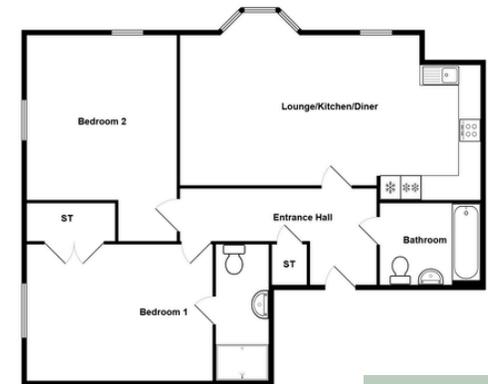
● Flats 2, 5 & 8

● Flats 3, 6 & 9

\*No bay window to flats 8&9



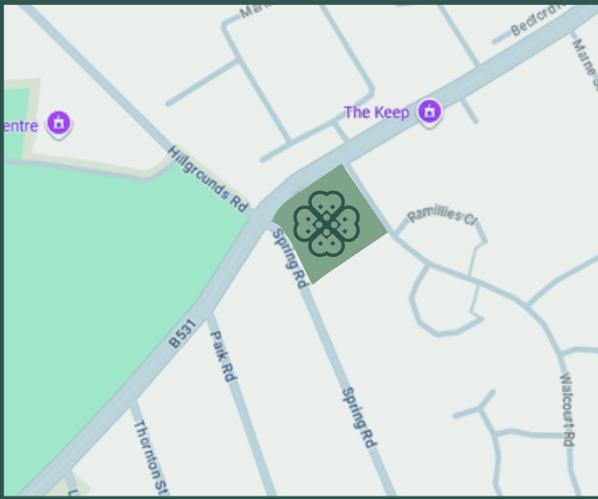
Flats 1, 4 & 7



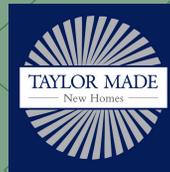
Flats 2, 5 & 8



Flats 3, 6 & 9



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**A DEVELOPMENT BY:**

