



**Palgrave Road, Bedford, MK42 9DH**  
**Guide price £225,000 Leasehold**



**EXCLUSIVE offer to First Time buyers**

Vendor is offering a 5% deposit match for a limited period.

A chance to acquire this modern and spacious 3 double bedroom top floor apartment, ideally situated in this superb location close to local amenities in Bedford. This fantastic apartment is over 1,200sqft and is a great investment opportunity. Internally the apartment benefits from a communal entrance with intercom system, an entrance hall with storage, a large open plan lounge/kitchen/diner with 2 balconies, 3 double bedrooms with an en suite and balcony to the master, and a family bathroom. Externally there is 2 allocated parking spaces with visitor parking close by and bin and bike storage. The apartment is conveniently situated close to Bedford Town Centre, local schools, shops and Bedford Hospital. Contact us today to arrange your viewing!



Communal Entrance

Stairs to Third Floor

Entrance Hall

Living Room/Kitchen/Dining Area

28'7 x 18'9 (8.71m x 5.72m)

Master Bedroom

21'6 x 15'9 (max) (6.55m x 4.80m (max))

En Suite

Bedroom 2

12'10 x 8'1 (3.91m x 2.46m)

Bedroom 3

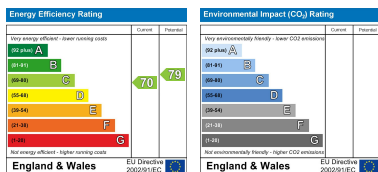
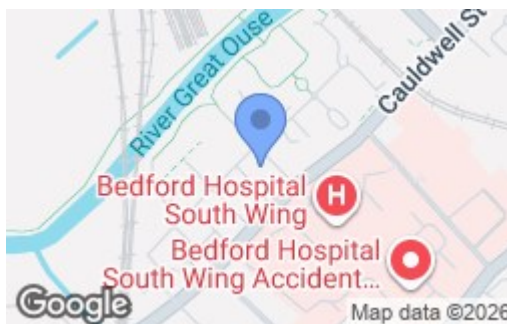
12'6 x 8'1 (3.81m x 2.46m)

Bathroom

2 Allocated Parking Spaces

Visitor Parking Spaces

Council Tax: Bedford D



Bin & Bike Storage

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.

Agents Notes

Please be advised the vendors of this property are family members of an employee of Taylor Land & Property Group Limited

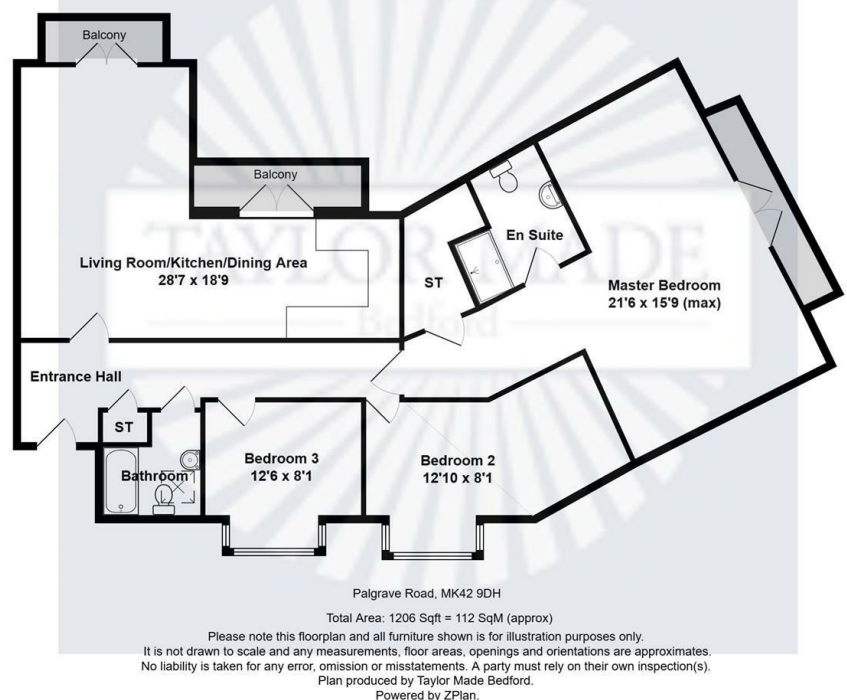
Photos were taken when the property was empty, tenants are currently in Situ.

Lease Details

Length - 133 years remaining

Ground Rent - £346 per year (£173 every 6 months)

Estate Service Charge & Block Management - £4,307.66 per year (£2,153.83 every 6 months).



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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