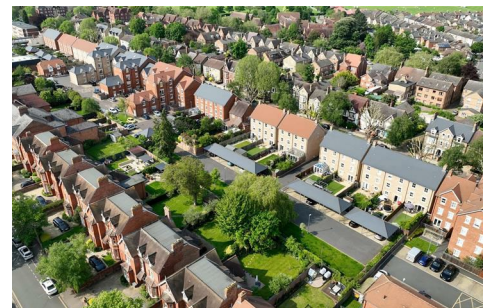




Warwick Avenue, , Bedford, MK40 2EQ
Guide price £300,000 Freehold



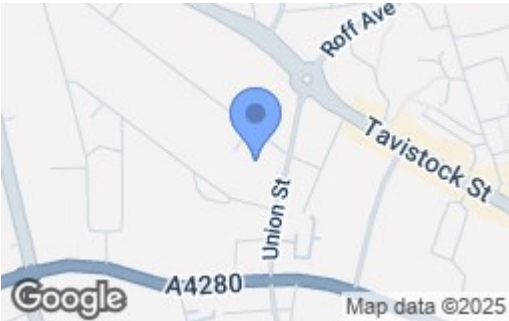
Taylor Land are delighted to offer for sale the freehold interest/ground rent investment of 95 flats in De Montfort Place and a further 19 apartments in Haymarket Rise. The apartments were completed between 2017 and 2022 located in the tree lined streets of Warwick Avenue and Lansdowne Road on the outskirts of Bedford Town Centre.

Each apartment boasts a long lease until 2267 and together they're currently generating an income circa £23,000 per annum with predetermined rent reviews. We feel there is the potential for further development of accommodation in the roofs of the various freehold blocks being offered.

De Montfort Place is well positioned for Bedford Town's many amenities including a diverse selection of shops, cafes, pubs, bars, and restaurants. This rarely available investment opportunity will produce a lucrative income for a discerning investor or asset management company in a location where the rental demand is soaring.

Further information is available upon request, including a lease schedule.

Council Tax:



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100 A			10-45 A		
81-95 B			46-75 B		
69-81 C			76-100 C		
55-69 D			101-120 D		
44-55 E			121-140 E		
35-44 F			141-160 F		
21-35 G			161-180 G		
1-21 Not energy efficient - higher running costs			181-200 Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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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