



**Olivier Court, Union Street, Bedford, MK40 2UU**

**£160,000 Leasehold**



A chance to acquire this two bedroom second floor apartment offered for sale with no upward chain and is ideally located in the heart of Bedford Town centre with access to local amenities and the train station. This property briefly comprises of an entrance hall, a large living room with a bay window, modern fitted kitchen, shower room, a well sized second bedroom and a generously sized master bedroom with built-in wardrobes. Externally there is a shared bin storage building, bike storage and an allocated parking space.

This is an ideal first time purchase or buy to let opportunity and early viewing is strongly advised.

## Communal Entrance

## Entrance Hall

## Living Room

22'6 (into bay) x 10'9 (6.86m (into bay) x 3.28m)

## Kitchen

9'11 x 5'11 (3.02m x 1.80m)

## Bedroom 1

15'6 (max) x 8'10 (4.72m (max) x 2.69m)

## Bedroom 2

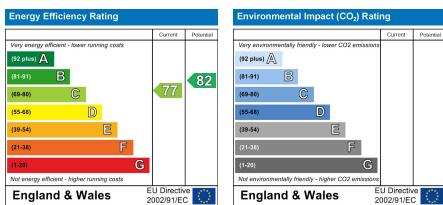
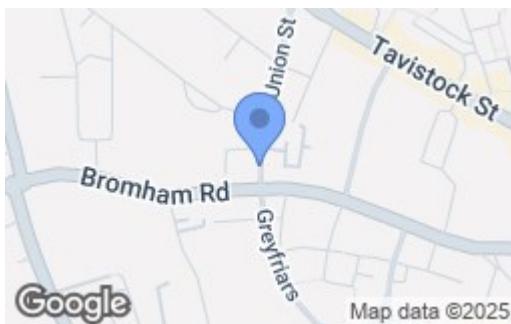
9'11 x 6'10 (3.02m x 2.08m)

## Shower Room

7'1 x 5'3 (2.16m x 1.60m)

## Allocated Parking Space

Council Tax: Bedford C



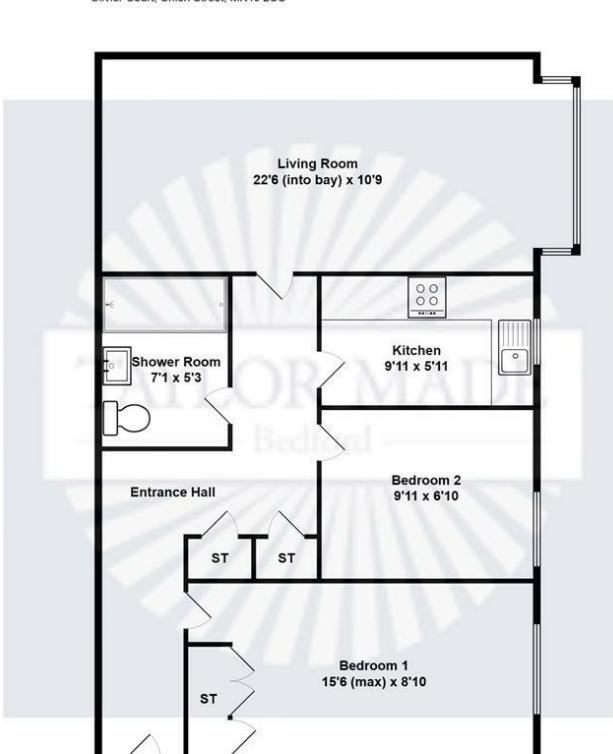
## Bedford

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.

## Lease Details

Service Charge / Ground rent: £1832 per annum

Lease - 953 years remaining



Total Area: 62 SqM = 667.4 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations 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 ZPlan.

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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