



**10 Farrer Street, Kempston, Bedford, MK42 8JZ**  
**Guide price £135,000 Leasehold**



A spacious, larger than average 1 double bedroom, ground floor apartment situated in this popular area of Kempston being offered for sale with No Upward Chain. The apartment is entered via a secure intercom system and offers an entrance hall, a light & airy lounge/diner, a generous sized kitchen, a double bedroom and a recently fitted bathroom. Outside, there is allocated parking, bin/bicycle store and communal areas. Being just a short walk to all local amenities and the Addison Howard Park, this superb property would be make an ideal first time or investment purchase.

### Hallway

8'3 x 3'1 (2.51m x 0.94m)

### Bathroom

6'1 x 5'11 (1.85m x 1.80m)

### Storage

6'8 x 4'9 (2.03m x 1.45m)

### Bedroom

13'5 x 10' (4.09m x 3.05m)

### Living Room

15'7 x 11' (4.75m x 3.35m)

### Kitchen

9'1 x 7'11 (2.77m x 2.41m)

### Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

### lease details

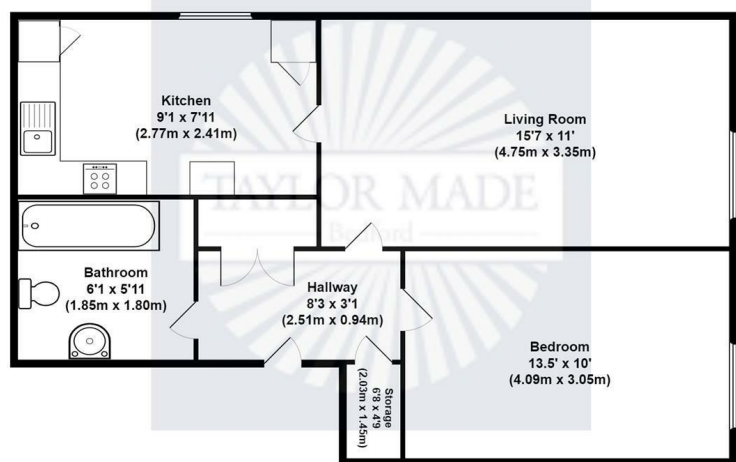
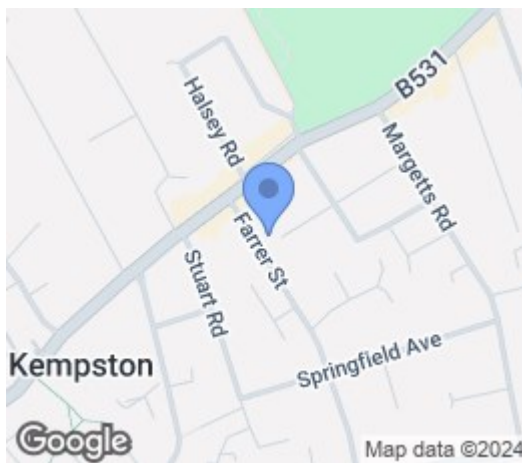
service charge: £743.52 per annum

Ground Rent £10 per annum

Lease: approx 91 years

Council Tax: Bedford A

3. Whitworth Court, 10, Farrer Street, Kempston, MK42 8JZ



Total Area: 55.9 m² ... 602 ft²

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 approximate. 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> 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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