



Philip Larkin House, The Avenue, Bedford MK40 1EF

Welcome to

Philip Larkin House, The Avenue, Bedford

A spacious and well-presented chain free one-bedroom apartment close to amenities and transport links, ideal for first-time buyers.



Hallway

Bedroom One

10' 8" x 8' 9" (3.25m x 2.67m)

Carpet flooring, storage heater and window to front aspect.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Low level WC and pedestal wash hand basin.

Lounge/Kitchen/Diner

18' 4" x 10' 8" (5.59m x 3.25m)

A range of base eye level units. Space for a cooker, washing machine and low-level fridge freezer. Window to side aspect. Cupboard housing water cylinder.

Agent Note

This property is being marketed for 100% share of a shared ownership property. Successful bidders will be required to complete a reservation agreement.



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Philip Larkin House, The Avenue, Bedford

- ONE-BEDROOM APARTMENT
- ALLOCATION PARKING
- QUIET LOCATION
- CHAIN FREE
- GOOD TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 112.51

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BFD105234 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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