



**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.





## Accommodation

### 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: 1350.12

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 88 years from 26 Dec 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BFD105234 - 0004

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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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