









## Welcome to

# **Nettleton Mews, Shortstown Bedford**

William H Brown are delighted to present this stunning two-bedroom flat in the very popular location of Shortstown.













#### Hallway

#### **Kitchen/Living Room**

14' 5" x 13' 1" (4.39m x 3.99m) Built-in fridge freezer, extractor fan, gas cooker

#### **Bedroom One**

13' 1" max x 12' 5" max (3.99m max x 3.78m max) Carpet flooring, radiator, window to side aspect

#### **Bedroom Two**

9' 1" x 8' (2.77m x 2.44m) Carpet flooring, radiator, window to rear aspect

#### **Bathroom**

6' 2" x 5' 6" (1.88m x 1.68m) Bath, shower, toilet, sink





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## **Nettleton Mews, Shortstown Bedford**

- Two spacious bedrooms
- Brilliant transport links/Close by to the A421
- Very close by to local amenities
- Secure storage for bikes and motorbike
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: B

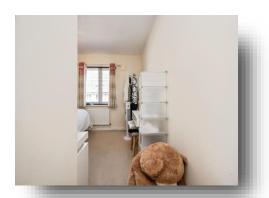
Council Tax Band: B Service Charge: 1369.00

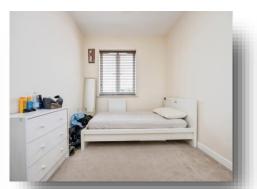
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers Over

£195,000









Please note the marker reflects the postcode not the actual property

## View this property online williamhbrown.co.uk/Property/BFD105397



Property Ref: BFD105397 - 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.





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