



**Walsingham Close, Bedford, MK42 9GY**

**Welcome to**

**Walsingham Close, Bedford**

A spacious and tastefully redecorated two double bedroom first-floor apartment with built-in wardrobe, Juliet balcony, and allocated parking. Ideally located on Walsingham Close and located close to local amenities.



This beautifully presented first-floor apartment offers spacious and modern living throughout. Internally, the property features an inviting entrance hall leading to a generous open-plan lounge/diner, complete with a Juliet balcony overlooking the well-maintained communal gardens to the rear. The refitted kitchen is stylish and practical, while two double bedrooms provide ample space, with the main bedroom benefiting from a tastefully installed built-in wardrobe and an en-suite shower room. There is also a refitted family bathroom for added convenience.

The current vendor has redecorated the property throughout with a tasteful finish and added new hardwood flooring, creating a warm and contemporary feel. Externally, the apartment includes allocated parking for one vehicle and access to a good-sized communal garden.

Additional benefits including just a short distance from Bedford's South Wing Hospital. The area offers excellent local amenities, including shops and supermarkets, as well as superb road and rail links to London and beyond. Please note pets are not permitted.

## Hallway

### Living/Dining Room

23' 7" max x 10' 8" max (7.19m max x 3.25m max)



### Kitchen

11' 3" x 6' 9" (3.43m x 2.06m)

## Hallway

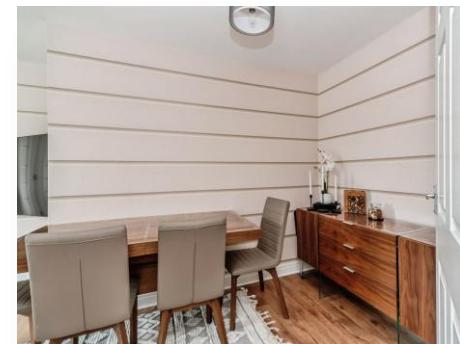
### Bedroom One

11' 3" x 10' 2" (3.43m x 3.10m)

### En Suite

### Bedroom Two

10' 2" x 8' 10" (3.10m x 2.69m)



### Bathroom

7' 3" x 5' 10" (2.21m x 1.78m)

### Garden



***View this property online*** [williamhbrown.co.uk/Property/BFD105492](http://williamhbrown.co.uk/Property/BFD105492)



Welcome to

## Walsingham Close, Bedford

- Two Double Bedrooms
- First Floor Apartment
- Communal Garden
- Allocated Parking
- Large Living/Dining Room

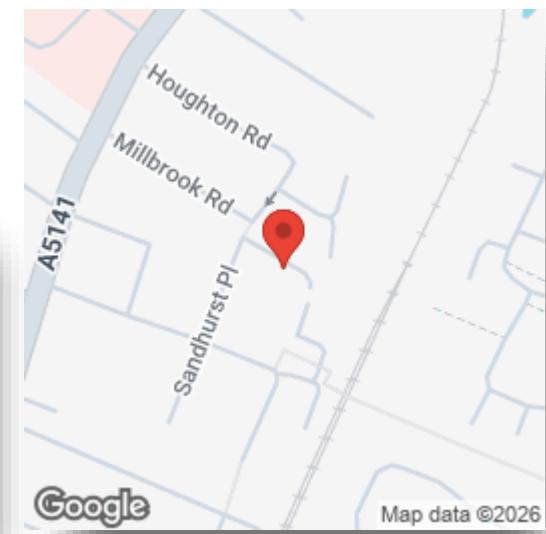
Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1700.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Apr 2007.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £225,000



**View this property online** [williamhbrown.co.uk/Property/BFD105492](http://williamhbrown.co.uk/Property/BFD105492)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
BFD105492 - 0002

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 are not able to 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.



**01234 268367**



[bedford@williamhbrown.co.uk](mailto:bedford@williamhbrown.co.uk)



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



[williamhbrown.co.uk](http://williamhbrown.co.uk)