

# CRANES



**9 Vale Court Bedford Road**

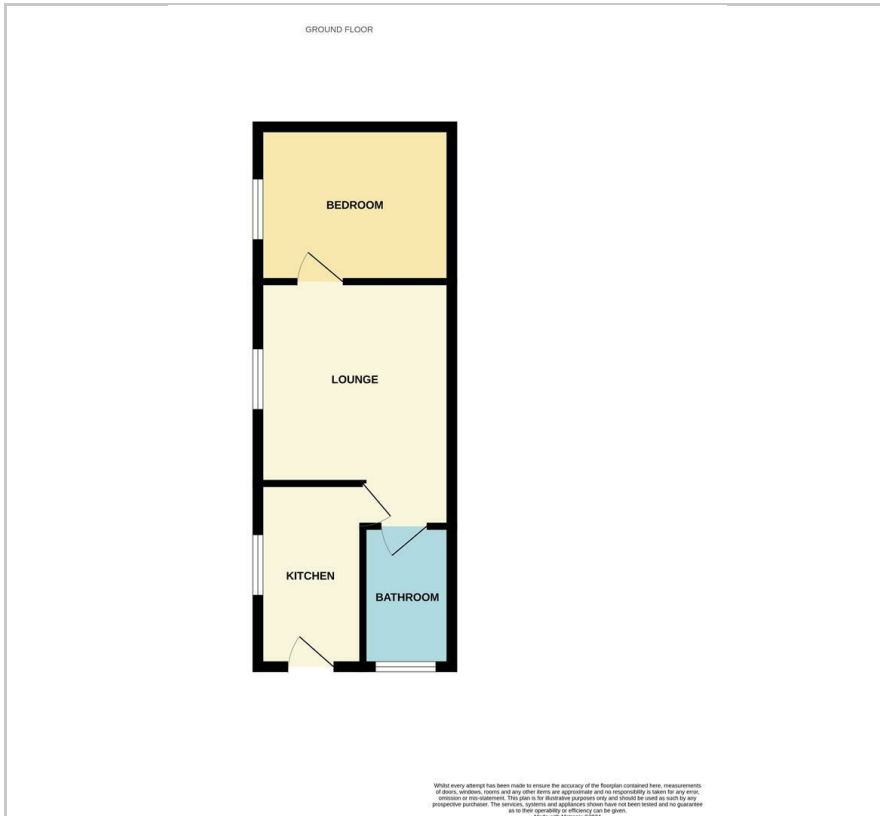
Cranfield, MK43 0HR

£150,000





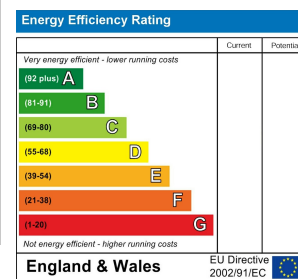
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM
- INVESTMENT OPPORTUNITY
- ALLOCATED PARKING
- LONG LEASE
- VILLAGE LOCATION
- BUNGALOW
- SITTING TENANT
- COMMUNAL GARDENS
- £55 PER MONTH SERVICE CHARGE

INVESTMENT OPPORTUNITY - We are instructed to offer for sale this one bedroom bungalow situated in the popular Bedfordshire village of Cranfield. Offered for sale with a sitting tenant paying £650pcm until April 2025 (who has also indicated he would like to stay for longer) the property is an ideal investment opportunity for a landlord who does not want the hassle of sourcing a new tenant. The accommodation fully comprises of kitchen, lounge, double bedroom and bathroom. There is also an allocated parking space and great sized communal gardens. The property comes with a long lease of 190 years remaining and an extremely reasonable service charge of £55 per month with no further ground rent. An internal viewing comes highly recommended.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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