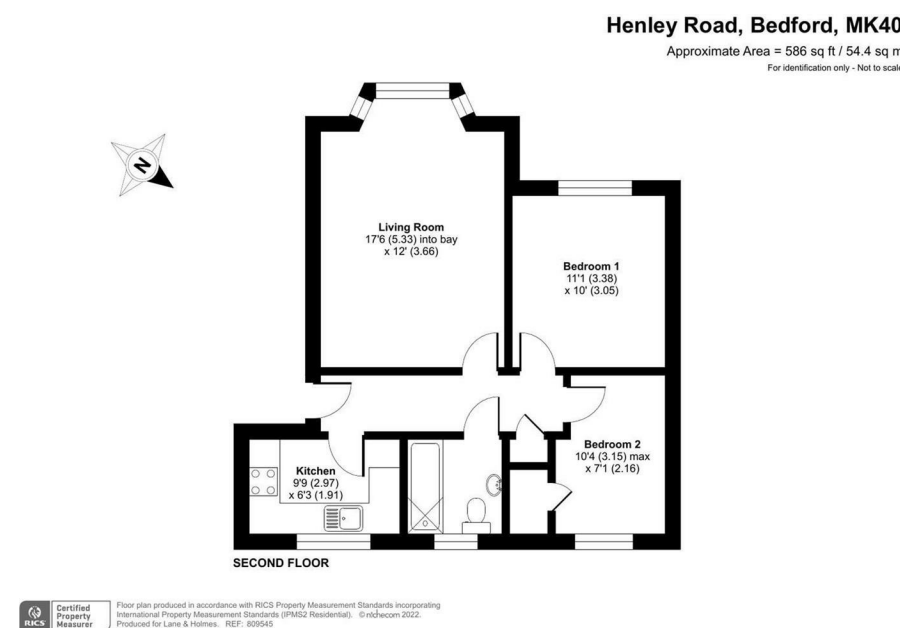




63 Henley Road, Bedford, Bedfordshire, MK40 4FX



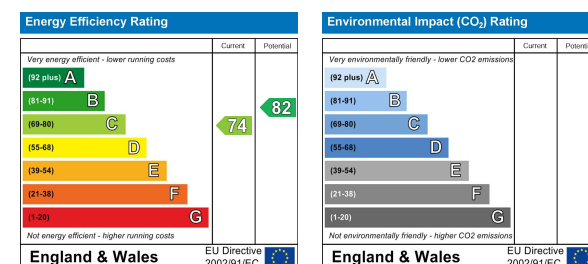
For Auction - Guide £120,000 to £130,000

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

A well presented top floor two bed roomed apartment situated in a popular town centre location within walking distance to the train station. Features a long lease term of 155 years with 134 years remaining. The accommodation comprises entrance hall, two double bedrooms, kitchen, lounge and a family bathroom. The property is currently let on an Assured Shorthold Tenancy commencing on the 1st August 2021 at a rent passing of £775 per calendar month, generating a 7.1% yield.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
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ACCOMMODATION

ENTRANCE HALL

15'11 x 3'09

Enter via a solid wood front door from the communal entrance hall there are doors leading to storage and a further door to:-

KITCHEN

9'09 x 6'02

Fitted with a range of floor and wall mounted cabinets with tiled splashbacks with a two casement window to the rear elevation, composite worktop with integrated stainless steel sink and drainer, four place electric hob with extractor above and oven below, space for a freestanding fridge/freezer and washing machine.



LOUNGE

15'01 x 11'11

With a two casement window to the front elevation with TV and telephone points connected and carpet fitted.



BEDROOM ONE

11'0 x 10'02

A two casement window to the front elevation with space for a double bed and carpet fitted.



BEDROOM TWO

10'04 x 7'0

A two casement window to the rear elevation with space for a double bed and access to a storage cupboard containing the hot water cylinder.



BATHROOM

6'03 x 6'01

With suite comprising bath with shower over, half tiled walls, WC, wash hand basin with tiled splashback and a window to the rear elevation.



OUTSIDE



LEASE DETAILS

155 Years from 2005 with 134 years remaining. For any ground rent or service charge information please refer to the legal pack

SERVICES

Please refer to the legal pack.

COUNCIL TAX

Bedford Borough Council - Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay buyers premium charge of £2,160 (£1,800 plus VAT).

HOW TO GET THERE

From Bedford centre take the A4280 west bound heading out of the centre over the double roundabout on Bromham Road and continuing on the A4280 taking the first exit left onto Hurst Grove. Continue down Hurst Grove through the chicane taking the third exit onto Henley Road continue following the road round to the right, take the first left onto Henley Road where the property can be found on the right hand side.

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