



**Connells**

Windlass House Traction Lane  
Bedford



### Property Description

\*\*\*IDEAL FIRST TIME BUY or BUY-TO-LET\*\*\*

\*\*\*IMMACULATE CONDITION THROUGHOUT\*\*\*

\*\*\*2 ALLOCATED PARKING SPACES\*\*\*

Located just minutes walk away from Bedford train station/Town centre/Bedford Hospital is this first floor 2 double bedroom apartment in immaculate condition throughout!! The property benefits an entrance hall, open plan kitchen/dining/living space, balcony, 2 double bedrooms, en-suite to master bedroom, family bathroom and secured gated parking for 2 cars.

Location:

Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. It also benefits perfect access to Bedford train station (for anyone commuting into London), to the hospital for doctors/nurses and a few minutes walk into Bedford town centre. Superb for anyone to check out and enjoy the riverside restaurants and bars.

### Lounge/kitchen/diner

15' 2" x 13' 3" ( 4.62m x 4.04m )

### Balcony With Riverside View

### Bedroom One

15' 5" x 9' 9" ( 4.70m x 2.97m )

### Ensuite

### Bedroom Two

14' 6" x 8' 3" ( 4.42m x 2.51m )

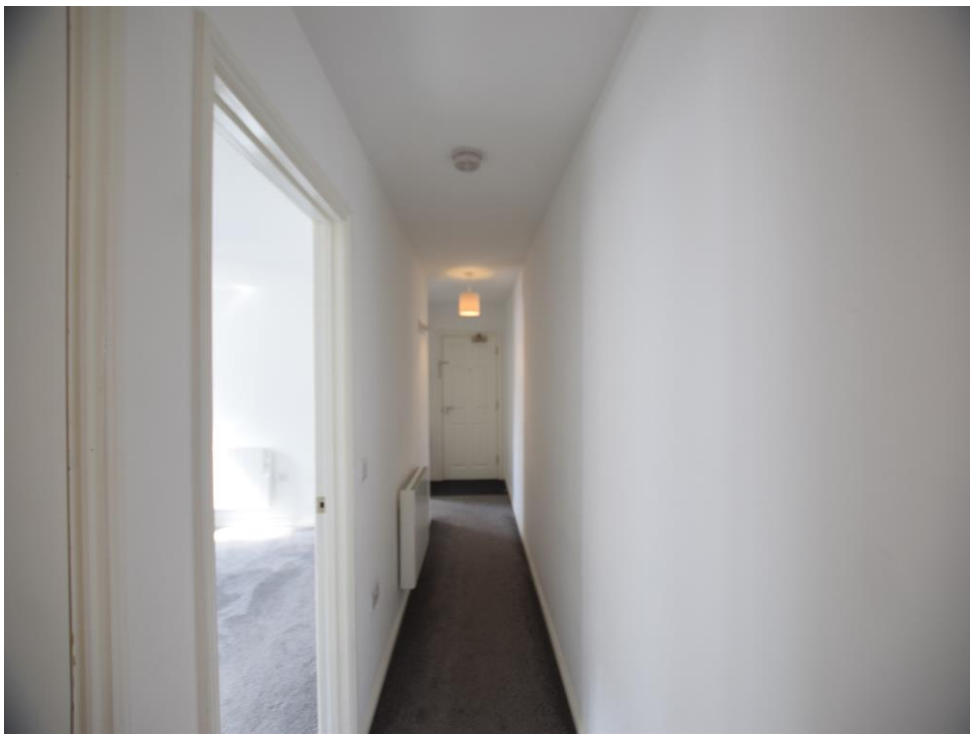
### Bathroom

### External

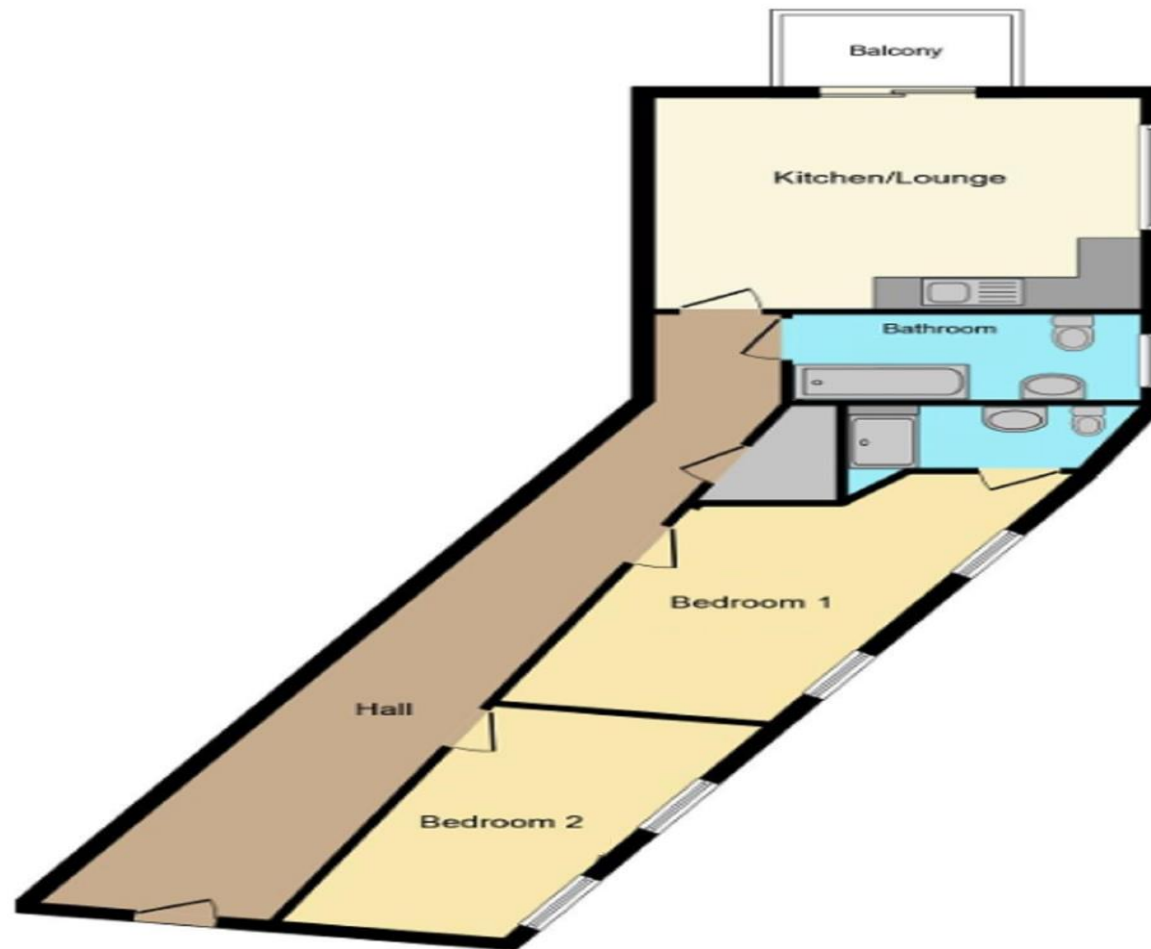
### Parking

### Entrance Hall









To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

**EPC Rating: C**

Tenure: Leasehold

**[view this property online connells.co.uk/Property/BED311064](http://connells.co.uk/Property/BED311064)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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