



**Connells**

Clapham Road  
Bedford



### Property Description

**\*\*\*GREAT ACCESS TO TRANSPORT LINKS\*\*\***

**\*\*\*GROUND FLOOR APARTMENT\*\*\***

Discover this extensive ground floor apartment in the heart of Bedford. With its excellent transport links, you'll have no trouble exploring the surrounding areas. Commuters will appreciate the convenience of a short walk to the train station. Boasting three large double bedrooms, a spacious kitchen/diner, a sizable lounge, and a family bathroom/wetroom, this apartment is much bigger than average with high ceilings which add to a sense of space and offers everything you need.

Additionally, you'll have direct access from the back of the apartment to a shared garden, perfect for enjoying the outdoors. Situated close to local amenities, this apartment is the ideal place to call home.

The vendor has advised that there may be an option to buy the freehold and, subject to planning permission, to convert the property into two apartments.

Location:

Clapham Road area provides the perfect balance for family living/commuters/investors, Other great benefits include a short walk to Bedford Park, Robinson Pool, coffee shop, bakery, Tavistock Street which further benefits restaurants, take-away's &

Sainsburys. Bedford Town Centre and Train Station is within a few minutes walk too. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1.

A viewing of this property is highly advised!!

## Entrance Hall

## Lounge

16' 11" x 14' 2" ( 5.16m x 4.32m )

## Kitchen

14' 11" x 13' 7" ( 4.55m x 4.14m )

## Bedroom One

12' 10" x 8' 6" ( 3.91m x 2.59m )

## Bedroom Two

12' 10" x 9' 10" ( 3.91m x 3.00m )

## Bedrom Three

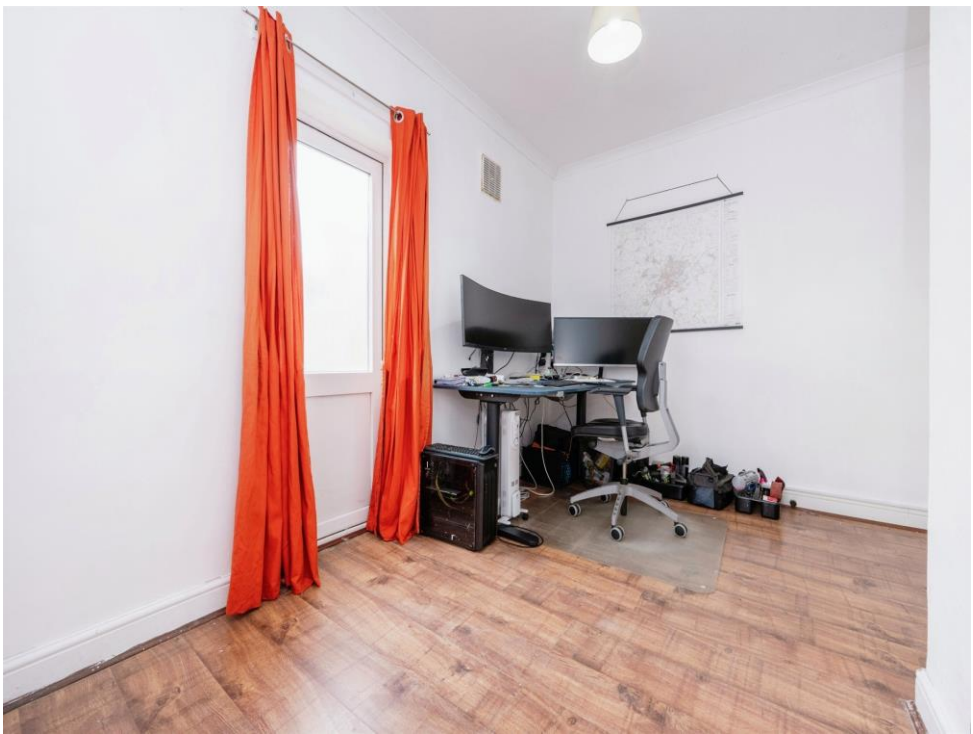
11' 11" x 9' 8" ( 3.63m x 2.95m )

## Bathroom

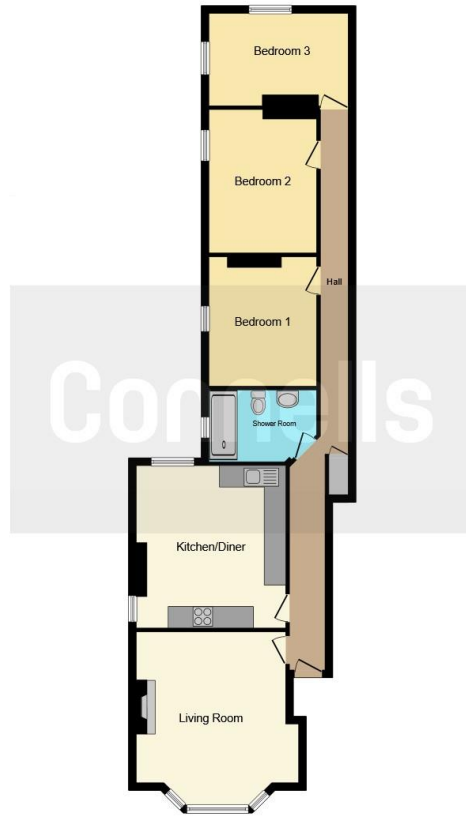
## External

## Communal Garden









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311444](https://connells.co.uk/Property/BED311444)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1990. 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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