





### Property Description

This centrally located apartment in Bedford offers unparalleled convenience with its proximity to the train station and local amenities. Situated on the first floor, this apartment boasts two well-appointed bedrooms, providing ample space for residents.

The spacious lounge/diner is perfect for entertaining guests or simply relaxing after a long day. The modern bathroom is tastefully designed, featuring contemporary fixtures and fittings. Additionally, this apartment offers the added convenience of an allocated parking space, ensuring residents never have to worry about finding a place to park their vehicle.

With its prime location and desirable features, this apartment presents an ideal opportunity for those seeking a comfortable and convenient living space in the heart of Bedford.

#### Location:

Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops and other local amenities including community centre and schooling.

Viewing highly advised!!

### Entrance Hall

#### Lounge

15' 1" x 12' ( 4.60m x 3.66m )

#### Kitchen

9' 8" x 6' 2" ( 2.95m x 1.88m )

#### Bedroom One

13' 8" x 10' 2" ( 4.17m x 3.10m )

#### Bedroom Two

10' 3" x 6' 10" ( 3.12m x 2.08m )

### Bathroom

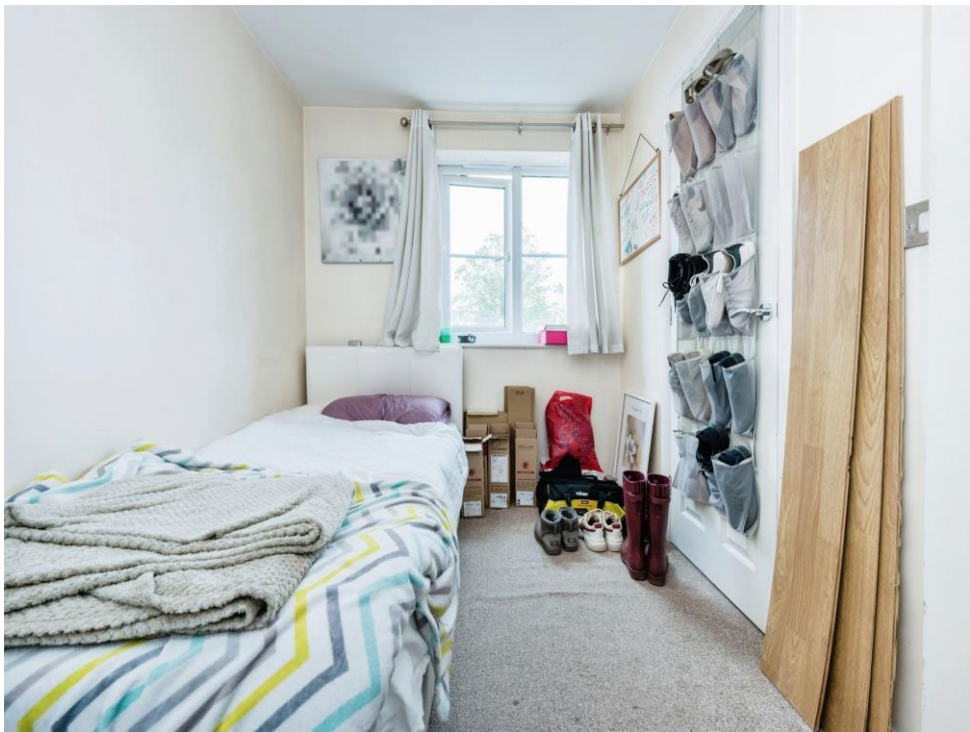
### External

Parking















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311545](http://connells.co.uk/Property/BED311545)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. 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.

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Awaiting Photograph

