



Connells

Charlbury Court Merton Road
Bedford



Property Description

Offering approximately 474 sq ft of accommodation on one level is this purpose built flat located on the 2nd floor. Property comprises of an entrance hall, separate bathroom, spacious lounge with views over the rear gardens, a separate kitchen with ample eye and base level units and space for a fridge freezer and washing machine, and a separate double bedroom.

Externally this property has well kept communal gardens and allocated parking to the rear of the block.

This property has double glazing and recently installed gas central heating and requires some modernisation. It has the benefit of no onward chain.

Entrance Hall

Lounge

18' 6" into bay x 10' 9" (5.64m into bay x 3.28m)

Kitchen

10' x 7' 5" (3.05m x 2.26m)

Bedroom One

13' to back of wardrobe x 8' 7" (3.96m to back of wardrobe x 2.62m)

Bathroom

External

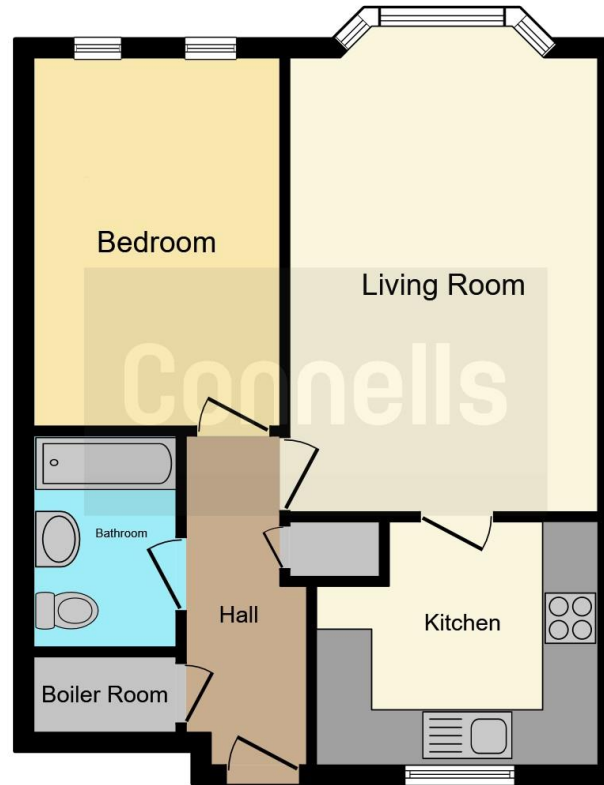
Communal Garden

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

To view this property please contact Connells on

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42 Allhallows
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/BED311622

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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