



Connells

Flat 6 Southern Cross
Wixams Bedford



Property Description

***IMMACULATE
THROUGHOUT***

CONDITION

GORGEOUS BALCONY VIEWS

Connells are proud to bring to the market this well presented top floor apartment located in the New Development in Wixams, The property comprises of a welcoming entrance hall, lounge/diner with a Juliet balcony, upgraded kitchen, 2 double bedrooms, family bathroom and a balcony with picturesque views!!

Externally the property benefits from allocated parking.

Location:

Wixams provides the perfect balance for family living which include facilities such as a Budgens store, a garden centre, sporting pitches and children's play areas around the estate. 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.

Entrance Hall

Lounge/Diner

14' 11" x 12' 10" (4.55m x 3.91m)

Kitchen

9' 11" x 6' (3.02m x 1.83m)

Bedroom One

13' x 11' 11" (3.96m x 3.63m)

Bedroom Two

11' 4" x 10' 8" (3.45m x 3.25m)

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

To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
BEDFORD MK40 1LN

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BED311976

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BED311976 - 0002