



Connells

Miller Place High View
Bedford



Property Description

Located on the first floor is this well presented One bedroom flat. Property comprises of a spacious lounge with Juliet balcony, a separate kitchen which is fitted with a range of cream fronted wall and base units and pan drawers with modern roll top work surfaces over with up-stand. Inset Bosch electric oven with microwave, stainless steel sink unit with mixer tap over, over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, Tiled floor, down lighting and ventilation system. There is a separate double bedroom with a walk in wardrobe offering extra storage and a separate three piece shower room with matching floor tiles and wall mounted chrome towel radiator.

Externally there are beautifully maintained gardens and there is visitor parking on site.

Guest Suite - Homeowners have the use of a guest suite which their friends and family can use should they wish to extend their stay. Use is subject to availability and can be booked via the House Manager (please speak to the House Manager to confirm the cost - usually £25 per night + a £5 booking fee.

Annual Service Charge: £2,764.95 for financial year ending 31/3/2025

Ground Rent - Ground rent: £425 per annum
Ground rent review: 1st Jan 2033

Entrance Hall

Lounge

19' 5" x 9' 11" (5.92m x 3.02m)

Kitchen

7' 10" x 7' 1" (2.39m x 2.16m)

Bedroom One

14' 4" Max x 13' 3" Max (4.37m Max x 4.04m Max)

Shower Room









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: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BED311817

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.

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Property Ref: BED311817 - 0003

