





# Merchant Place Riverside Square Bedford MK40 1AR

for sale shared ownership  
**£78,750**



## Property Description

Located on the first floor is this spacious and modern One bedroom flat with secure entry phone system and private balcony. The property comprises of an open-plan kitchen lounge area, separate double bedroom and separate three-piece bathroom. There is access to a private balcony.

The property is available for the 40% share and is offered with no onward chain.

## Entrance Hall

## Lounge/Kitchen/Diner

16' 1" x 14' 11" ( 4.90m x 4.55m )

## Bedroom One

12' 2" x 12' 2" ( 3.71m x 3.71m )

## Bathroom



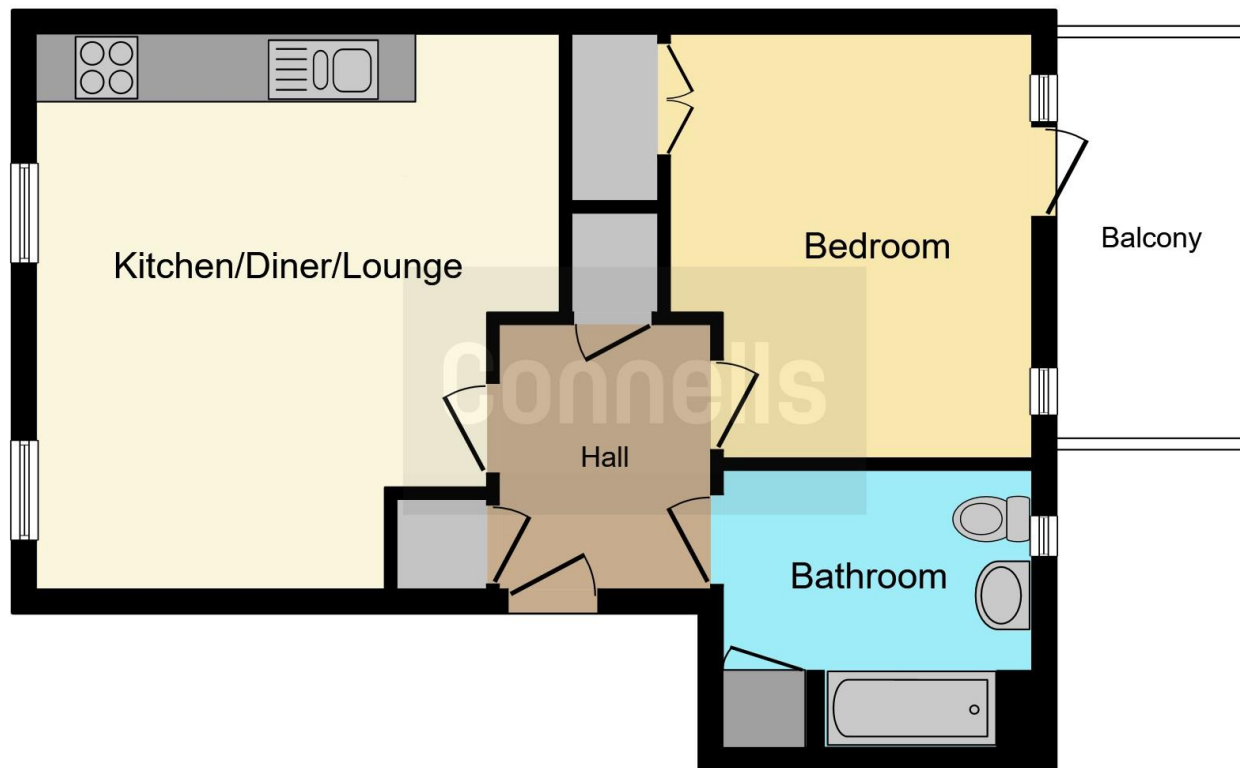












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: B

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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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