







## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

\*\*\*ATTENTION FIRST TIME  
BUYERS/INVESTORS\*\*\*

Located within minutes walk from Bedford Town Centre and seconds from Bedford Train Station is this spacious 1 double bedroom upper floor flat offered CHAIN FREE presented in good condition throughout!! The property comprises of entrance hall, kitchen/diner, lounge, 1 double bedroom, bathroom and allocated parking to the rear.

### Location:

Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. It also benefits perfect access to Bedford Train Station for anyone commuting into London, to the hospital for doctors/nurses and a few minutes walk into the town centre. Superb for anyone to check out and enjoy the riverside restaurants and bars.

A viewing of this property is highly recommended to appreciate the living space it has to offer.

## Entrance Hall

## Lounge

12' x 8' 6" ( 3.66m x 2.59m )

## Kitchen/Diner

10' 3" x 9' 5" ( 3.12m x 2.87m )

## Bedroom One

11' 8" x 8' 2" ( 3.56m x 2.49m )

## Bathroom

## External

## Parking



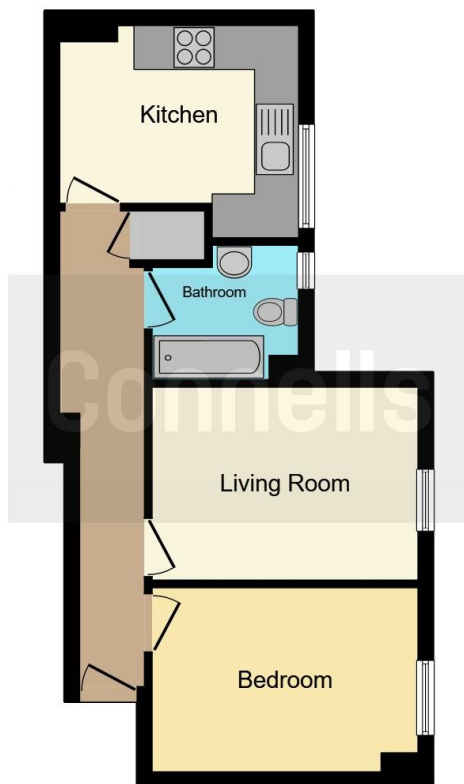












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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42 Allhallows  
 BEDFORD MK40 1LN

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312120](http://connells.co.uk/Property/BED312120)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 May 1982. 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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