



**Connells**

Crown Quay Prebend Street  
Bedford





### Property Description

This stunning three-bedroom duplex penthouse offers an exceptional blend of modern living and scenic tranquility, boasting breathtaking riverside views and dual-aspect windows that flood the home with natural light.

The property features a spacious open-plan living area, perfect for entertaining, and a sleek, well-appointed kitchen. The master bedroom includes a luxurious en-suite and a walk-in wardrobe for added convenience. Two additional double bedrooms provide ample space for family or guests.

Situated just a 9-minute walk from the train station, the property is located in Crown Quay which is a cul-de-sac location off of Prebend Street in central Bedford adjacent to the river. This home is ideal for commuters seeking a peaceful retreat. A private parking space adds to the convenience of this exceptional property.



Experience the perfect balance of style, comfort, and location in this riverside penthouse.

## Ground Floor

### Entrance Hall

### Lounge

18' 2" x 15' 3" ( 5.54m x 4.65m )

### Kitchen

9' Max x 7' Min ( 2.74m Max x 2.13m Min )

### Bedroom Two

14' 7" x 11' 6" Max ( 4.45m x 3.51m Max )

### Bedroom Three

15' 8" x 10' 1" ( 4.78m x 3.07m )

### Bathroom

### First Floor

### Bedroom One

17' 9" x 16' 1" ( 5.41m x 4.90m )

### Walk In Wardrobes

### Ensuite

### External

### Parking

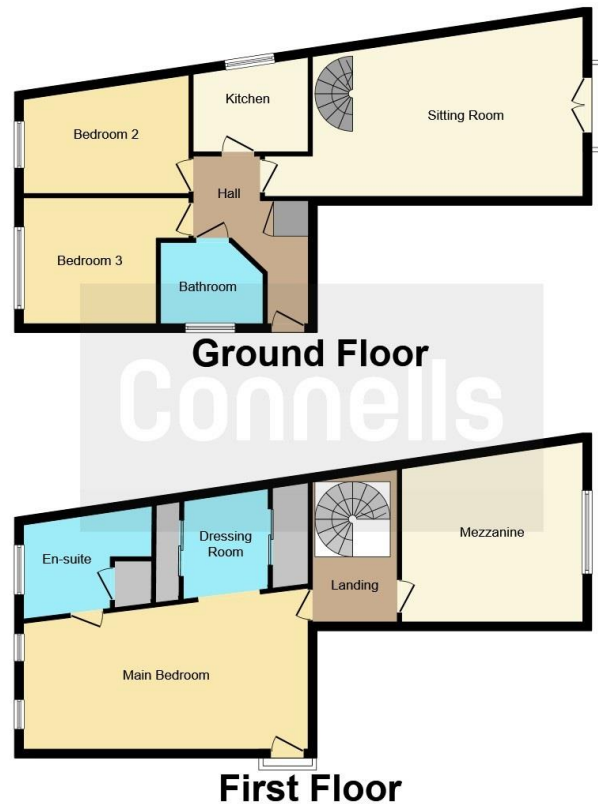












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312225](http://connells.co.uk/Property/BED312225)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2001. 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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