



Connells

Alburgh Close  
Bedford





## Property Description

Spacious & Well-Presented Two-Bedroom  
Ground Floor Flat with Allocated Parking

Nestled in a popular residential area, this well-presented two-bedroom ground-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. With a spacious and practical layout, this home provides comfortable living with easy access to local amenities and transport links.

Upon entering, you are welcomed by a bright and airy lounge/diner, perfect for relaxing or entertaining guests. The well-equipped kitchen offers ample storage and workspace, making meal preparation effortless. The property boasts two well-proportioned bedrooms, ideal for a variety of living arrangements, along with a modern bathroom.

Additional benefits include two built-in storage cupboards, an inviting entrance hall, and allocated parking for added convenience. Residents can also enjoy the well-maintained communal gardens to the front and rear, providing a pleasant outdoor space to relax.

With its combination of comfort, practicality, and great location, this property is an ideal choice for those seeking a well-connected home.

Contact Connells today to arrange your viewing!

## Entrance Hall

## Lounge

16' 4" x 9' 9" ( 4.98m x 2.97m )

## Kitchen

9' 11" x 5' 8" ( 3.02m x 1.73m )

## Bedroom One

13' 8" x 10' 4" ( 4.17m x 3.15m )

## Bedroom Two

10' 5" x 10' 1" ( 3.17m x 3.07m )

## Bathroom

## External

## Parking

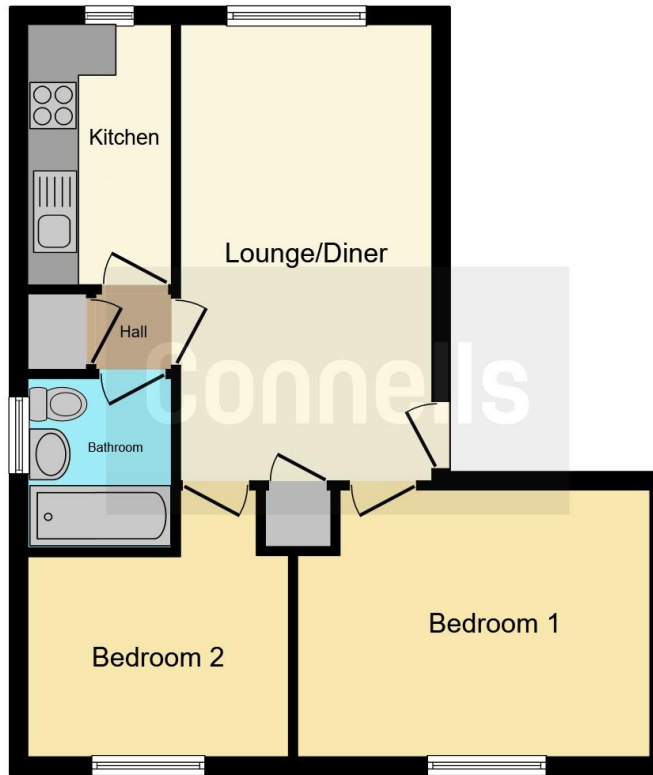












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311832](http://connells.co.uk/Property/BED311832)**

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 1983. 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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