



Connells

Flat A High Road
Cotton End Bedford



Property Description

Nestled in the charming village of Cotton End, this first-floor flat presents an inviting retreat with stunning views of the surrounding countryside that can be enjoyed from the comfort of your home.

The property is beautifully maintained, showcasing a blend of modern amenities and cozy charm. The well-equipped kitchen is perfect for culinary enthusiasts, offering ample space for meal preparation and entertaining. The spacious lounge/diner serves as a welcoming area for relaxation and social gatherings, bathed in natural light that enhances its warmth. Two comfortable bedrooms provide a peaceful sanctuary for rest, ensuring a tranquil living experience.

Additionally, the convenience of allocated parking adds to the appeal, making this flat an ideal choice for those seeking both comfort and accessibility in a picturesque setting.

Situated in a serene location, this home offers breathtaking countryside views that can be enjoyed from various vantage points within the property. There are good access to road links to Bedford's town centre as well as the A421, A1 & M1. The village benefits from a new primary school, Baptist church and a public house.

Entrance Hall

Lounge/Diner

14' 11" x 12' 11" (4.55m x 3.94m)

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

Bedroom One

14' 4" x 8' 11" (4.37m x 2.72m)

Bedroom Two

8' 7" x 6' 5" (2.62m x 1.96m)

Bathroom

External

Parking







High Road, MK45



Gross Internal Area: 53.6 m² ... 577 ft²
All measurements are approximate and for display purposes only.

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/BED312414

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2021. 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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