



Connells

Aspley Court Warwick Avenue
Bedford



Property Description

NO ONWARD CHAIN!

OVER 60's DEVELOPMENT

COMMUNAL GARDENS & PARKING

Connells are pleased to introduce to the market this 1st floor one bedroom retirement property in great condition located in central Bedford. The property comprises of entrance hall, lounge/diner, kitchen, bedroom, bathroom, communal garden and parking!

Location:

Aspley Court is located very conveniently with great access for bus and train services, a short walk to the town-centre, Sainsbury's and Aldi supermarkets, good road access to the A6/A421/M1 and M1.

A viewing of this property is highly advised!!

Entrance Hall

Lounge/Diner

22' 7" x 10' 8" (6.88m x 3.25m)

Kitchen

9' 5" x 6' 7" (2.87m x 2.01m)

Bedroom One

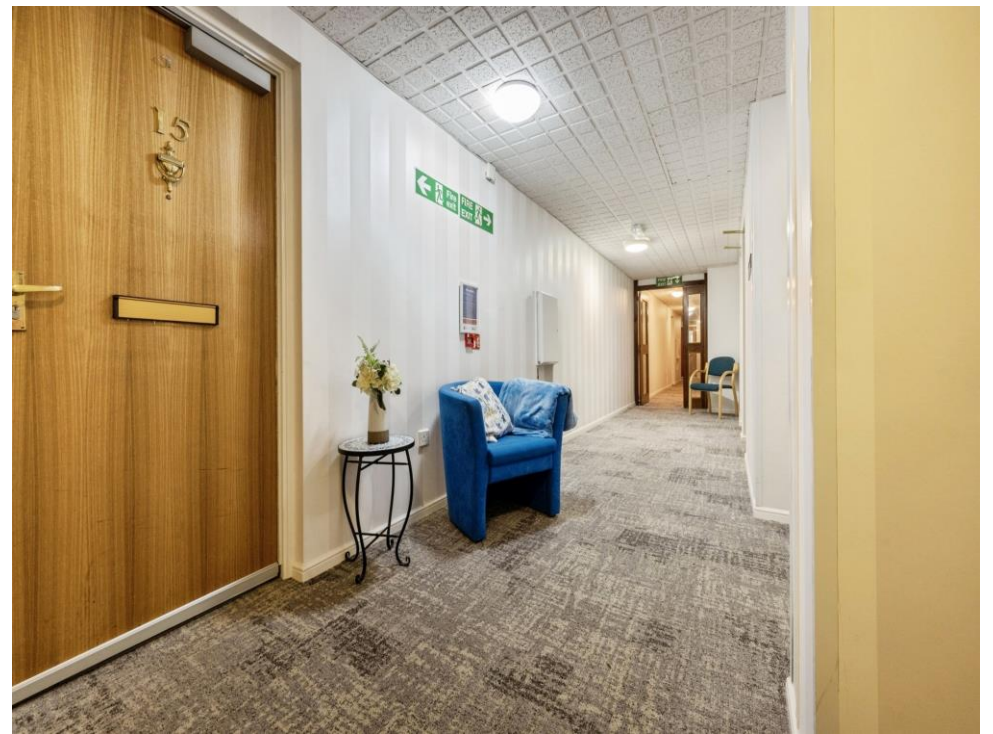
14' 10" x 8' 5" (4.52m x 2.57m)

Bathroom

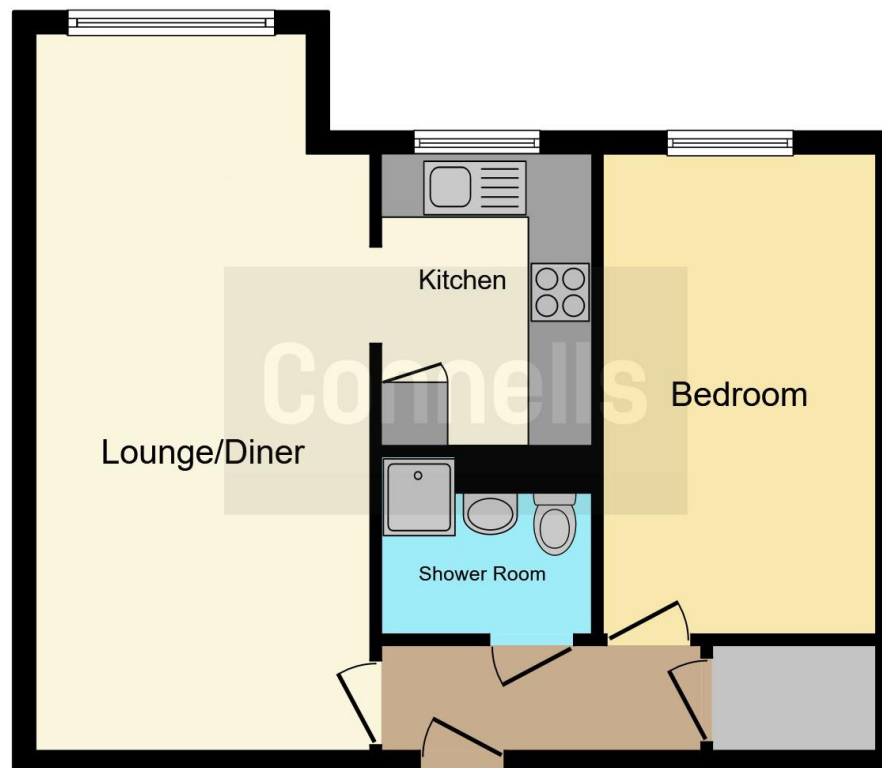
External

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

To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
 BEDFORD MK40 1LN

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2700.00

Ground Rent:
 323.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED312463

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. 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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