





Britannia House Palgrave Road  
Bedford MK42 9BX

for sale guide price  
**£260,000**



## Property Description

Discover an exciting opportunity for first-time buyers & investors alike! This stunning fifth & sixth floor duplex-apartment offers a perfect blend of modern living and comfort, making it an ideal choice for those looking to enter the property market or expand their investment portfolio.

As you step inside, you are greeted by a spacious 33ft open-plan lounge, kitchen, & dining area that creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The large windows flood the space with natural light, enhancing the overall ambiance and providing beautiful views of the surrounding area.

The apartment boasts two generous double bedrooms, each designed with comfort in mind. The master bedroom is a true retreat, featuring an en-suite bathroom that adds a touch of luxury & privacy. The second bedroom is equally spacious, making it perfect for guests, family members, or even as a home office.

Additionally the apartment includes a stylish family bathroom, complete with contemporary design elements & ample storage space.

One of the standout features of this property is the added benefit of secure parking, providing peace of mind and convenience for residents. Whether you're commuting to work or heading out for a weekend adventure, you can rest assured that your vehicle is safe and easily accessible.

Connells highly recommend a viewing on this property!!

## Entrance Hall

## Lounge/Kitchen/Diner

33' 4" x 19' 3" Max ( 10.16m x 5.87m Max )

## Utility Room

6' x 4' 7" ( 1.83m x 1.40m )

## Bedroom One

23' 3" x 11' 3" ( 7.09m x 3.43m )

## Ensuite

## Bedroom Two

19' 5" x 12' 11" ( 5.92m x 3.94m )

## Bathroom

## External

## Communal Garden

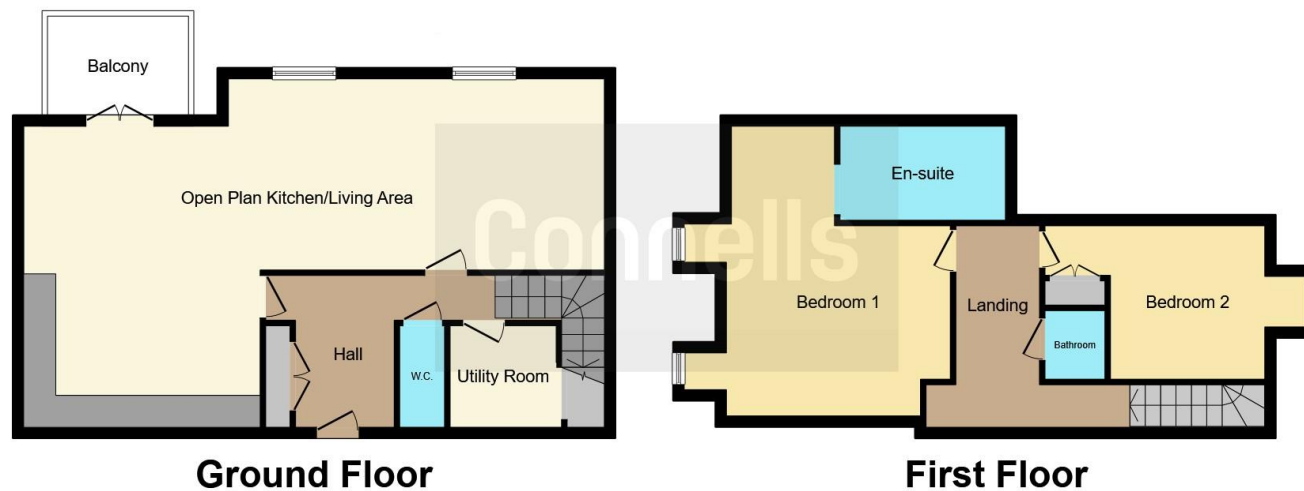












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: C

Council Tax  
 Band: D

Service Charge:  
 4772.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312551](http://connells.co.uk/Property/BED312551)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 2006. 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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Property Ref: BED312551 - 0002