





Property Description

Introducing this spacious and well-presented two-bedroom first-floor flat in the heart of Bedford, with easy access to the town centre and mainline train station.

This chain-free property boasts a generously sized lounge/diner, perfect for relaxing or entertaining, with a separate modern fitted kitchen (with electric oven, integrated hob, fridge freezer and space for washing machine). The master bedroom features its own en-suite, complemented by a second double bedroom and a family bathroom. The property benefits from double glazing, entry phone system and parking.

Ideal for first-time buyers, downsizers, or investors, this property is not to be missed. Contact us today to arrange your viewing!



Entrance Hall

Lounge

17' 3" x 12' (5.26m x 3.66m)

Kitchen

10' 1" x 6' 8" (3.07m x 2.03m)

Bedroom One

13' x 11' 8" (3.96m x 3.56m)

Bedroom Two

11' x 10' 5" (3.35m x 3.17m)

Bathroom

External

Allocated 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:
 1755.00

Ground Rent:
 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED312592

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BED312592 - 0008