





Property Description

Connells are excited to be able to offer for sale this immaculate 3 bedroom split level apartment located within close proximity to Bedford Town Centre. This property boasts entrance hall, lounge, kitchen, bathroom, master bedroom and bedroom 3/dining room on the first floor. Accessed via a staircase is bedroom 2 which is found on the basement level. This property also had the added benefit of enclosed private courtyard and allocated parking. Too really appreciate all this special property has to offer Connells would highly recommend an internal viewing.

Entrance Hall

Lounge

14' 6" x 11' 11" (4.42m x 3.63m)

Dining Room/Bedroom Three

13' 11" x 9' 5" (4.24m x 2.87m)

Kitchen

9' 7" x 7' 2" (2.92m x 2.18m)

Shower Room

Lower Ground Floor

Bedroom Two/Cellar

18' 7" Max x 10' 6" Max (5.66m Max x 3.20m Max)







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: E Council Tax
 Band: A

Service Charge:
 1150.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED311986

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2016. 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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