



Connells

Merchants Court
Bedford



Property Description

This second-floor apartment, ideally located in the heart of Central Bedford, presents a fantastic opportunity for buyers seeking a hassle-free move, as it is available without any chain.

The spacious open-plan design seamlessly integrates the kitchen, lounge, and dining area, creating a perfect space for entertaining or relaxing. A charming balcony extends the living area outdoors, offering a delightful spot to enjoy morning coffee or unwind in the evening.

The apartment boasts two well-proportioned bedrooms, with the master bedroom featuring the added luxury of an en-suite bathroom and fitted wardrobes, providing both comfort and practicality. In addition to the en-suite, a family bathroom caters to the needs of guests and residents alike.

For added convenience, the property includes allocated parking, making it an ideal choice for those who value both style and functionality in a vibrant urban setting.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge/Kitchen/Diner

18' 9" x 16' 2" (5.71m x 4.93m)

Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

Ensuite

Bedroom Two

10' 4" x 6' 6" (3.15m x 1.98m)

Bathroom

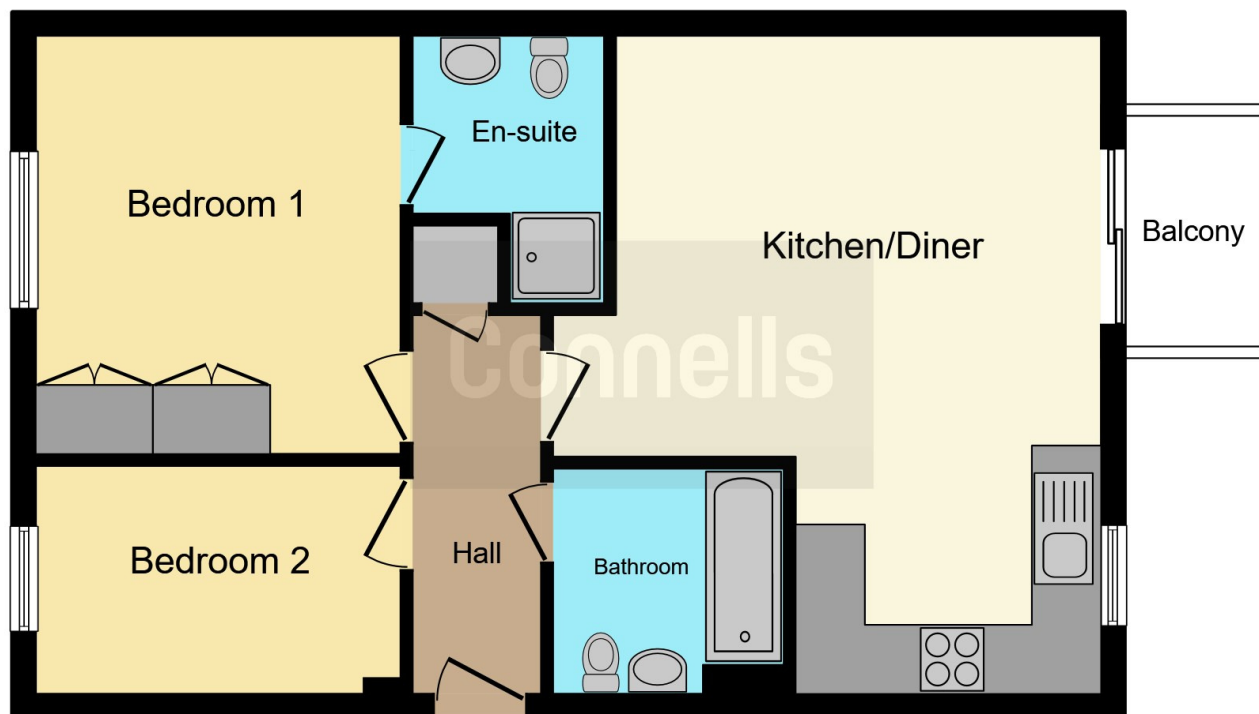
External

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

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42 Allhallows
 BEDFORD MK40 1LN

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 3000.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED312796

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2003. 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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Property Ref: BED312796 - 0003