



**Connells**

Kite Vale Hobbswick Lane  
Turvey Bedford





## Property Description

Located within the highly sought-after village of Turvey, this beautifully presented two-bedroom first floor retirement apartment is offered in immaculate condition throughout and provides comfortable, low-maintenance living in a peaceful setting.

The accommodation begins with a welcoming entrance hall, leading to two generously sized bedrooms, with the master bedroom benefiting from a modern ensuite. The heart of the home is the bright and spacious open-plan lounge diner with kitchen, designed to maximise natural light and practicality.

The lounge diner features double doors opening onto a private balcony, offering picturesque views across open fields, creating an ideal space to relax and unwind.

Externally, residents can enjoy access to a well-maintained communal garden, perfect for socialising or enjoying the outdoors. The property further benefits from an allocated parking space, adding to the convenience.

This superb retirement apartment is ideally positioned within easy reach of local amenities and transport links, making it an excellent opportunity for those seeking a tranquil yet well-connected village lifestyle.

## Entrance Hall

## Lounge/Diner

16' 6" x 13' 4" ( 5.03m x 4.06m )

## Kitchen

9' 8" x 8' 2" ( 2.95m x 2.49m )

## Bedroom One

12' 4" Max x 12' 2" ( 3.76m Max x 3.71m )

## Ensuite

## Bedroom Two

10' Max x 9' 4" ( 3.05m Max x 2.84m )

## Bathroom

## External

## Parking

## Site Amenities

### Wellbeing

For added peace of mind, all apartments are fitted with a 24/7 call system, and there is staff presence on site 24 hours a day. Should additional support be something you need, either now or in the future, we can signpost you to local CQC registered domiciliary care providers.

### Facilities

Spa facilities and a hydro pool

For those looking to stay active, we have a members exercise timetable that includes Yoga, Bootcamp, Keep Fit, Meditation, and Weights Circuits, among others.

Why have a little 'me time' when you can have a lot? Offering a haven of tranquillity, the wellness spa and hydro pool have been created to encourage indulgence and relaxation whilst also supporting your health and wellbeing.

Wellness area, spa, and pool are open daily from 7 am to 9 pm.

### Hairdressers

Make the most of the in-house salon; all the luxury of having your hair done without the hassle of travelling.

### Bar

A great place to pop in for a quick refreshment or something a little more leisurely. Catch up with friends or enjoy a quiet nightcap while reflecting on a day well spent.

## Restaurant

Looking for a place to indulge in delicious food and wine? Look no further than our stunning Eric's Bar! Doors are open from Monday to Saturday, serving up delightful homemade sweet treats and light bites from 9am until 4pm.

### Library

Sink into one of the comfy sofas and browse our collection of classics and latest titles. Lose yourself in a good book and let your imagination run wild.

### Gym

The suite features a collection of gym equipment - all specially selected for its accessibility and ease of use. This fitness space offers the flexibility for individual exercise, personal training sessions, and low-impact group fitness classes.

### Transport Services

For local shopping trips or travel further afield, transport service can be reserved by individuals, couples, or in small groups if preferred.



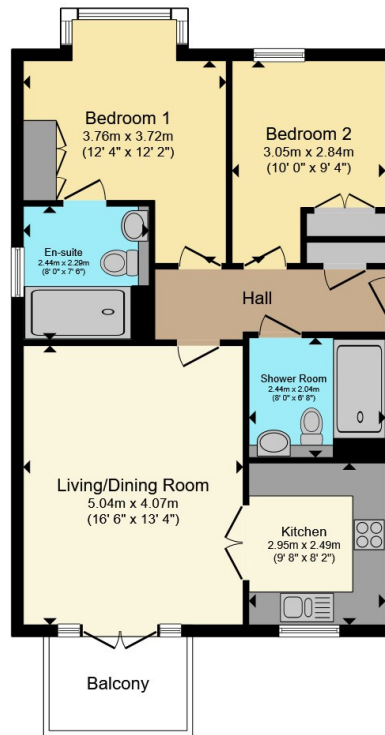












Total floor area 69.2 m<sup>2</sup> (744 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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42 Allhallows  
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EPC Rating: B Council Tax  
 Band: D

Service Charge: 800.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312864](http://connells.co.uk/Property/BED312864)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2022. 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: BED312864 - 0003