



Connells

Sovereigns Quay
Bedford



Property Description

Ground Floor Two-Bedroom Flat | Central Bedford | Riverside Location

Situated in the heart of Bedford, just off the picturesque Embankment River, this well-presented ground floor flat offers convenient and comfortable living in a highly sought-after location.

The property comprises a welcoming entrance hall leading into a bright open-plan lounge, kitchen and dining area, ideal for modern living and entertaining. There are two generously sized double bedrooms and a contemporary family bathroom.

Perfectly positioned within minutes' walk of Bedford town centre, Bedford Hospital and Bedford train station, the flat is ideally suited for professionals, commuters or small families seeking easy access to local amenities and transport links.

Viewing is highly advised to fully appreciate the location and accommodation on offer.



Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

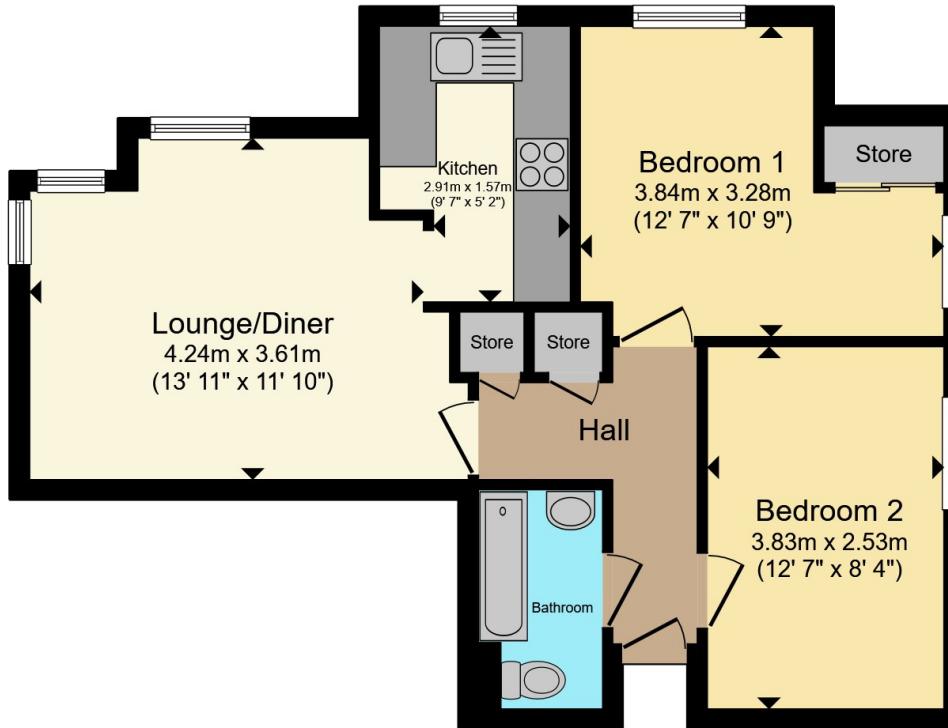
Bathroom

External

Allocated Parking







Total floor area 50.9 m² (548 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

Connells

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:
 1800.00

Ground Rent:
 291.00

Tenure: Leasehold

[view this property online connells.co.uk/Property/BED312591](http://www.connells.co.uk/Property/BED312591)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. 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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