



**Connells**

Britannia House Palgrave Road  
Bedford



### Property Description

This apartment is an ideal choice for first-time buyers looking to step onto the property ladder or for those seeking an investment property. Upon entering, you are greeted by a charming entrance hall.

The highlight of this apartment is undoubtedly the stylish open plan lounge/kitchen/dining area. This space is thoughtfully designed to maximize both functionality and aesthetics. The lounge area provides a cosy and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is modern and well-equipped, featuring sleek countertops, ample storage space, and high-quality appliances. The dining area seamlessly connects the kitchen and lounge, creating a versatile space for meals and gatherings.

One of the standout features of this apartment is the balcony, offering breath-taking river views. This outdoor space provides the perfect spot to unwind and enjoy the tranquil surroundings. Whether it's sipping a morning coffee or watching the sunset, the balcony is sure to become a favourite spot for residents.

The apartment comprises two double bedrooms. The master bedroom boasts an en-suite bathroom, offering privacy and convenience. Additionally, there is a family bathroom that serves the second bedroom and guests.

This property offers allocated parking, ensuring residents have a designated space for their vehicle providing peace of mind.

Residents can enjoy the benefits of a communal garden too!

Viewing highly advised!!

Entrance Porch

Lounge/Kitchen/Diner

Balcony

Bedroom One

Ensuite

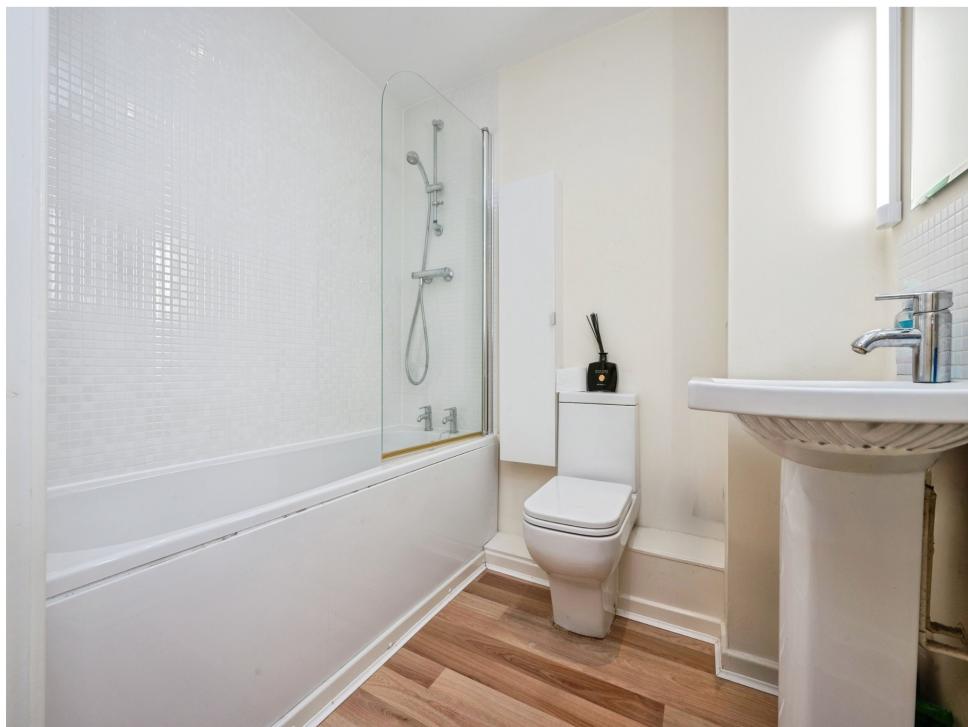
Bedroom Two

Bathroom

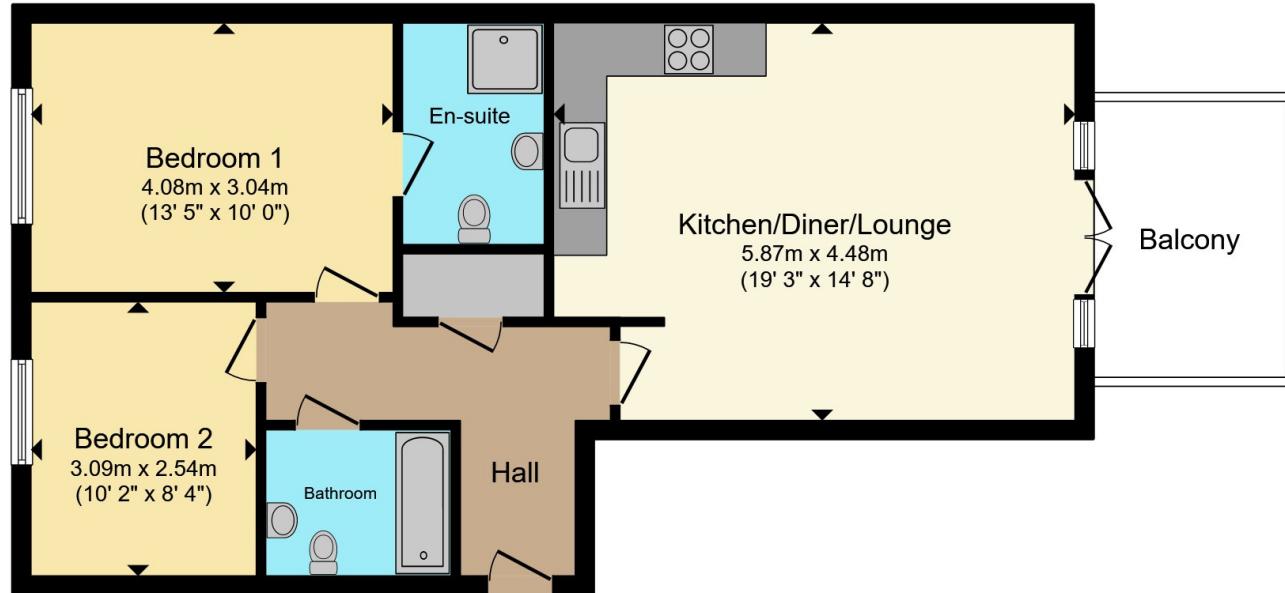
External

Allocated Parking









Total floor area 63.4 m<sup>2</sup> (682 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  
 BEDFORD MK40 1LN

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 150.00

Tenure: Leasehold

**[view this property online connells.co.uk/Property/BED311057](http://www.connells.co.uk/Property/BED311057)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 2006. 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: BED311057 - 0004