



**Connells**

High Street  
Cranfield Bedford





## Property Description

Welcome to this charming two-bedroom ground floor flat, perfect for those first time buyers seeking comfort and convenience. The flat features a well-proportioned living space with garden access. The living room is ideal for both relaxation and entertaining. A well-proportioned kitchen also with access to the garden. You'll appreciate the two spacious bedrooms, providing ample room for rest and privacy. Stepping outside you'll discover a small neat garden, a lovely spot for enjoying fresh air or tending to plants. Additionally, the property includes a garage, offering secure parking or extra storage. The property presents a fantastic opportunity for personalisation and improvement. Don't miss out on this delightful home that combines practicality with potential!

## Entrance / Hallway

Glazed opaque door to front situated at the side of the property, electric panel heater, hallway leading to ground floor rooms.

## Living Room

17' 11" x 11' 9" ( 5.46m x 3.58m )

Electric heater, double glazed patio doors to garden.

## Kitchen

9' 10" x 7' 5" ( 3.00m x 2.26m )

Double glazed window, wall to base fitted units, easy clean work surfaces, sink with drainer, tiling, space for fridge freezer, plumbing for washing machine, space for oven, tiled flooring, glazed door to garden.

## Bedroom 1

14' 3" x 8' 3" ( 4.34m x 2.51m )

Double glazed window, under floor heating, built in wardrobe.

## Bedroom 2

8' 1" x 14' 4" ( 2.46m x 4.37m )

Double glazed window, electric heater, built in wardrobe.

## Bathroom

Double glazed opaque window, hand wash basin, low level wc, water tank, bath with shower over.

## Outside

## Rear Garden

Artificial lawn with block paved patio area, wooden fencing and side gate access.

## Garage

Set within a block, up and over garage door. Allocated parking to the front of the garage.

















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](http://www.focalagent.com)

To view this property please contact Connells on

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Unit 9 Russell Centre Coniston Road Flitwick  
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EPC Rating: E Council Tax  
 Band: A

Service Charge: 150.00 Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2014. 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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