



# Grove Apartments

APARTMENT 1, 29 GOLDINGTON ROAD, BEDFORD, MK40 3LH

**Gary Puddephatt**  
The **Bedfordshire** Property Expert





---

**Nestled in a sought-after area of Bedford, this exquisite ground floor apartment sets a new standard for contemporary urban living. Boasting three bedrooms and a private garden, this residence offers an unparalleled lifestyle of comfort and sophistication.**

---

**Property at a glance**

CCTV with 24hr recording to internal and external common areas

LCD display intercom

Gated (electric) private car park

Underfloor heating

Solid Oak Flooring throughout

German kitchen with Quartz high quality worktops

Neff Appliances

Bathroom fittings all Hans Grohe with pressurized system

Bespoke quality doors and ironmongery throughout





This residence offers the best of both worlds – a mere 15-minute stroll to Bedford train station, granting easy access to London for seamless commuting. Nestled in a vibrant community, relish the convenience of being steps away from incredible cafes, bars, and the beautiful Bedford embankment, perfect for leisurely strolls or serene moments by the river.

#### Master Suite Elegance:

Indulge in the luxury of an en-suite and a walk-in wardrobe in the master bedroom, offering the pinnacle of comfort and convenience.

#### Refined Living Spaces:

Enjoy the spaciousness of an excellently designed open plan living kitchen dining space, an entertainer's dream come true.

#### Convenient Amenities:

Benefit from off-road parking for two cars in a secure gated access carpark, ideal for modern city living.

What sets this apartment apart is its exclusivity as the only 3-bedroom unit in the building. It caters to the discerning taste of affluent professionals seeking a low-maintenance lifestyle without compromising on luxury.

#### Outdoor Oasis and Convenience:

Experience the joy of a private garden, an urban sanctuary perfect for unwinding or hosting intimate gatherings.



**“Immaculate Condition: This home exudes perfection, with every detail meticulously cared for, ensuring a move-in ready experience.”**

---

---

## The Seller's View

---

"There are so many reasons why I love this apartment, but my favourite part is the open plan Kitchen / Living space which opens out onto the private garden terrace. I have many fond memories of hosting some great gatherings with family and friends, especially in the summer, when the french doors are open it flows seamlessly from indoors to outdoors.

The location is great too, there are some great bars, pubs and restaurants within a few minutes stroll.

Hopefully the next owners will enjoy this apartment as much as I have."



**Services**

Main water, electric

**Tenure**

Share of the Freehold  
Ground rent - £0 per year  
Service charge - £2,000 per year

**Local Authority & Tax Band**

Bedford Borough Council  
Tax band - B

**Viewing Arrangements**

Viewing strictly by appointment with sole agent  
Gary Puddephatt 07790 045241  
gary.puddephatt@thepropertyexperts.co.uk



**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

**Amenities/Distances**

- Town Centre 0.3 miles
- Train Station 1 mile
- Motorway links 10 miles
- Airport 20 miles
- Bus Station 0.7 miles
- Hospital 1.5 miles

**AGENTS NOTES**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

---

# About the Area

---

Bedford is a historic and picturesque town located in Bedfordshire, England. Nestled along the banks of the River Great Ouse, Bedford boasts a charming blend of natural beauty, historical landmarks, and modern amenities.

**Scenery:** The town is surrounded by lush greenery, parks, and the serene River Great Ouse, which adds to the town's tranquil atmosphere. The Embankment, a picturesque riverside area, offers a peaceful escape with its tree-lined promenade, gardens, and stunning views of the river.

**History:** Bedford has a rich history that dates back to medieval times. The town's historic core features a mix of architectural styles, including Tudor, Georgian, and Victorian buildings. The iconic Bedford Castle Mound, a medieval motte-and-bailey castle site, provides a glimpse into the town's medieval past. St. Paul's Church, a beautiful example of Gothic Revival architecture, is another historic gem.

**Commuter Links to London:** Bedford is well-connected to London, making it an ideal location for commuters. The town has a railway station that provides direct and efficient train services to London. The Bedford to London commute is relatively quick, with trains running regularly, making it a popular choice for those who work or study in the capital.

The easy access to major transportation routes, including the A421 and A6 roads, further enhances Bedford's connectivity. This makes it convenient for residents to travel not only to London but also to other nearby cities and towns.

Overall, Bedford offers a harmonious blend of natural beauty, historical charm, and practical commuter links, making it an appealing and vibrant place to live.



---

# Gary Puddephatt

The **Bedfordshire** Property Expert

📞 01234 607980 / 07790 045241

🌐 [thepropertyexperts.co.uk](http://thepropertyexperts.co.uk)

✉ [Gary.Puddephatt@thepropertyexperts.co.uk](mailto:Gary.Puddephatt@thepropertyexperts.co.uk)

---

## Why choose The Property Experts to sell your property

- Dedicated personal agent, so you have one point of contact from start to finish
  - Available 7 days a week, evenings and weekends for your convenience
  - Dealing with a limited number of clients to give you a more personal service
  - An expert in marketing to provide the widest exposure to potential buyers
  - Trained in negotiation to extract the highest offer from buyers
  - Resulting in the maximum price for the seller and a smooth transaction
- 

*"I wanted to share our wonderful experience with Gary who helped us sell our first property, find our next, and then sell that one for a great profit.*

*Gary's expertise and dedication led to quick sales at great prices. What sets him apart is his genuine care for clients. He's friendly, honest, and always available to help.*

*We are now selling our 3rd property through Gary and are looking forward to working with him again."*

*I highly recommend Gary to anyone in need of an exceptional estate agent. Thanks, Gary, for your incredible service and genuine personality."*



Scan QR code  
to follow me on  
social media

