



## The Chase 18 High Street

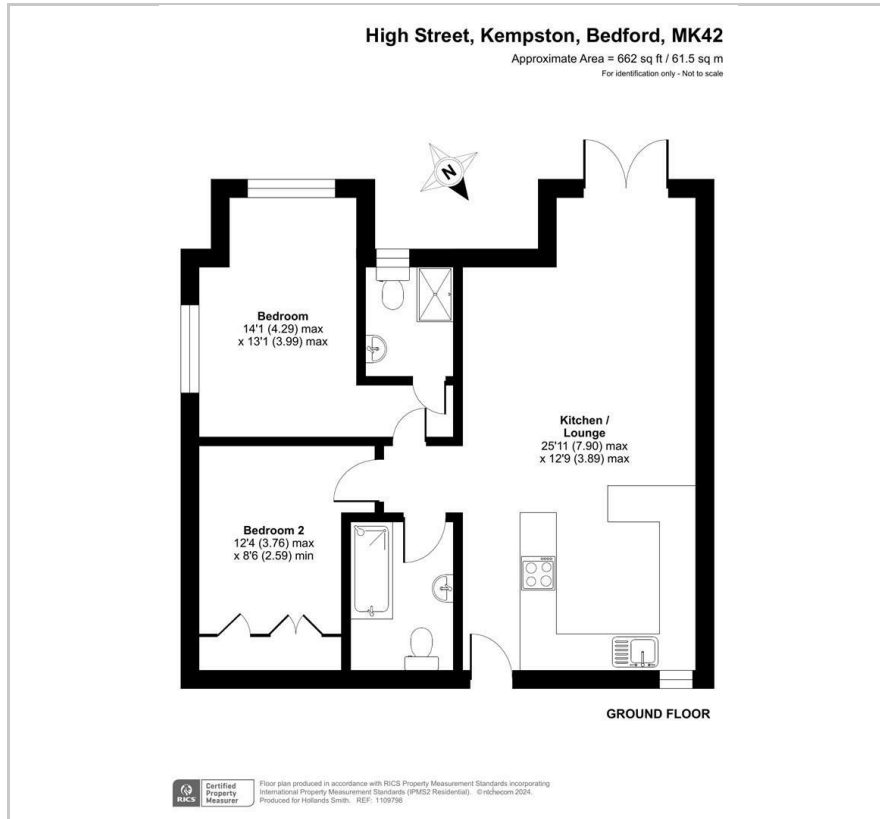
, Kempston, MK42 7AR

£210,000





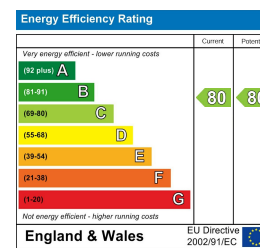
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Built around 10 years ago and occupying a central position within Kempston town, this purpose built ground floor flat is available with no upward chain. Offered in good condition throughout, there is a spacious living room/kitchen with French doors opening to a privately-owned patio area. The kitchen area has modern units, plenty of workspace and a full complement of integrated appliances. There are two double bedrooms, one with an en suite shower room and the other with fitted wardrobes and the main bathroom has a shower over the bath. All of the windows are uPVC double glazed and there is gas to radiator heating from a combination boiler. Outside, there is allocated parking in a secure car park along with several visitor spaces. **TENURE:** Leasehold – We understand that there is a 125 year lease which commenced in 2014 and that a share of freehold will be conveyed with the sale. The current annual service charge amounts to £540 per year. Kempston is a thriving town and offers a variety of amenities including two nearby supermarkets as well as parades of shops and popular pubs and restaurants. Bedford's southern bypass is easily accessible by car and offer access to both the M1 and A1 and Bedford town centre is a short drive away and has fast links into London St Pancras by rail. **EER: C**



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