



## 10 Kensington Gardens

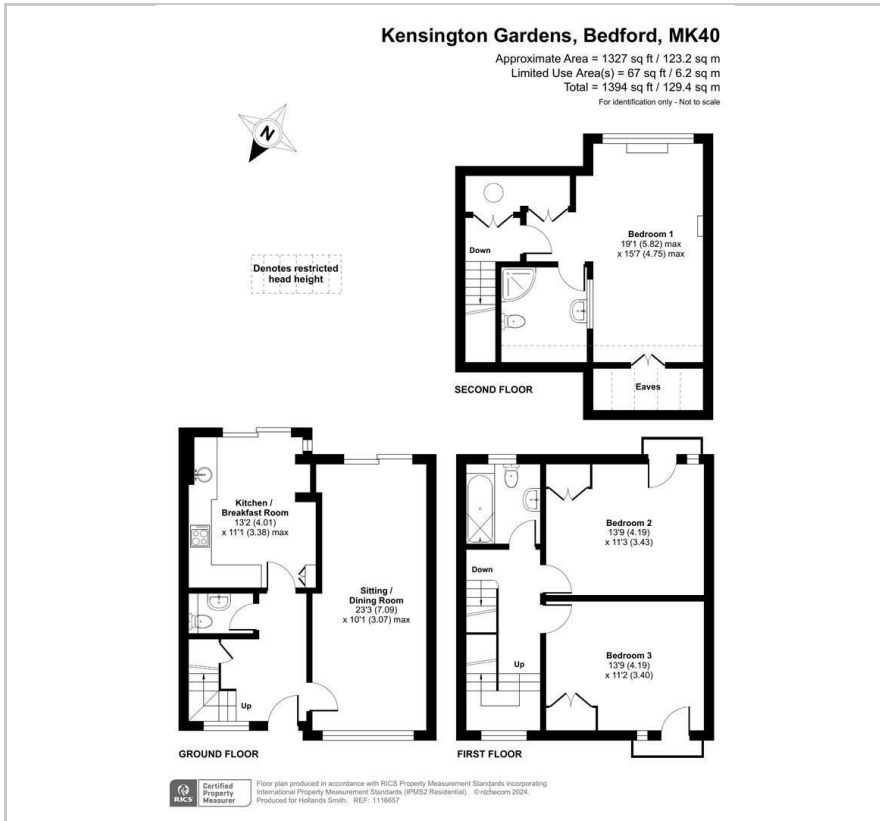
, Bedford, MK40 3FH

£600,000





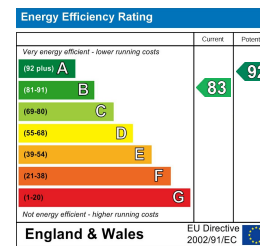
## Floor Plan



## 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 to a high standard in 2017 and improved since, this modern three-storey townhouse offers spacious accommodation within a small exclusive development outside the town centre. Available with no upward chain, the well-appointed accommodation is arranged around an entrance hall and landing with Oak and glass bannisters; there is a dual-aspect living room with large glazed doors to the rear deck and the kitchen is fitted with modern units, wood worktops and some built in Neff appliances and also has large glazed doors to the garden. The first floor has two good double bedrooms, both with fitted storage and 'Juliet' balconies and the family bathroom has a modern suite. The main bedroom occupies the top floor and has plenty of storage and the benefit of an en-suite shower room. There is gas to radiator heating from a combination boiler and all of the windows are double glazed. Outside, there is the useful benefit of two secure allocated parking spaces as well as a well-kept sunny south facing garden. In all, this is a rare opportunity for someone to purchase a low-maintenance home within a secure gated community.

Situated on the edge of the 'Castle Quarter', Kensington Gardens is within easy reach of many of the town's most popular attractions. Russell Park and the Embankment are a short walk away, as is Bedford town centre with its range of independently-owned shops, bars and restaurants. For sports lovers, Bedford Rugby Club is directly opposite and both tennis and bowls clubs are nearby and fast links to London are available by rail. There is an annual service charge of £655.00 covering the upkeep of the communal areas. EER: B



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