



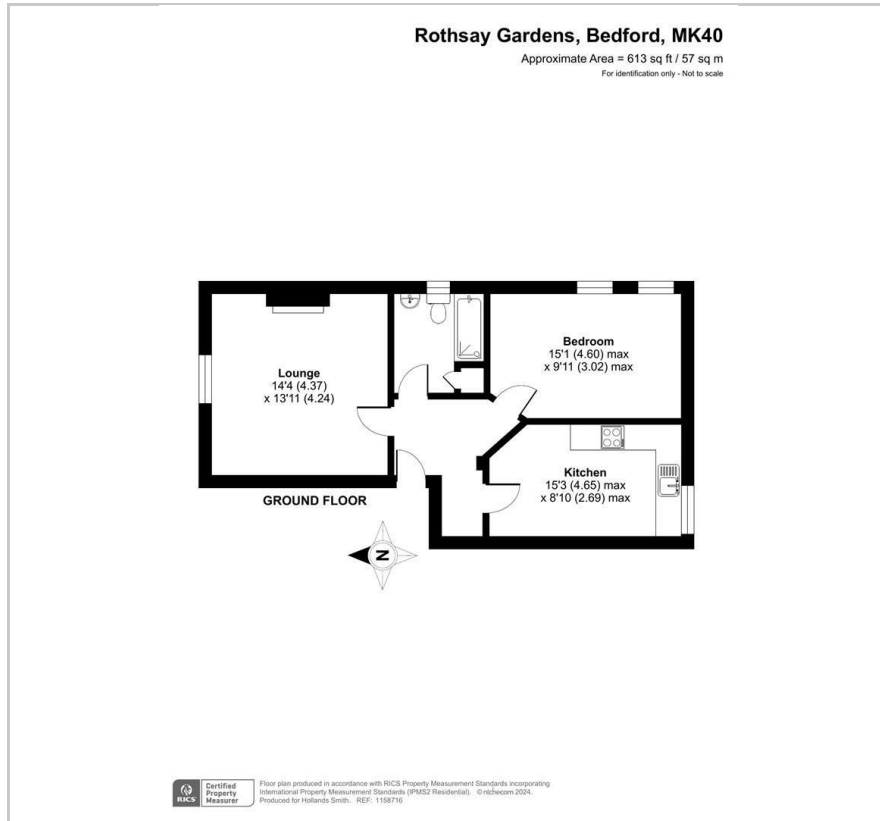
## Flat 3 14 Rothsay Gardens

, Bedford, MK40 3QB

£175,000



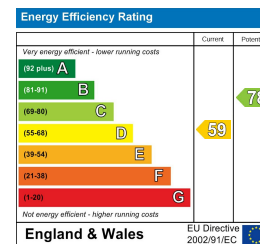
## Floor Plan



## 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.



Occupying one of the area's most popular tree-lined roads, this first floor flat offers spacious rooms with period features and is available with no upward chain. There is a good size living room with cast iron fireplace and sash window and a double bedroom with a Juliet balcony (these rooms switched around by the present occupier). The kitchen has been refitted and includes some integrated appliances and there is plenty of space for a dining table. The bathroom has a modern white suite including a shower over the bath. Heating is by gas to radiators with a current gas safety certificate. TENURE: Leasehold - We understand that the lease has recently been extended and there are now 156 years remaining. The most recent service charge is £782 for the six-month period to June 2024.

Rothsay Gardens is situated within the highly popular 'Castle Quarter' of the town, just a few minutes walk from the range of local, specialist shops along Castle Road as well as the town centre and the range of shops, bars and restaurants on offer. In addition, The Embankment is at the end of the road and Russell Park is very close by. For the commuter, Bedford's rail station offers fast links into London St Pancras. EER: D



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