



**39 Waterloo Road**

, Bedford, MK40 3PG

**£165,000**

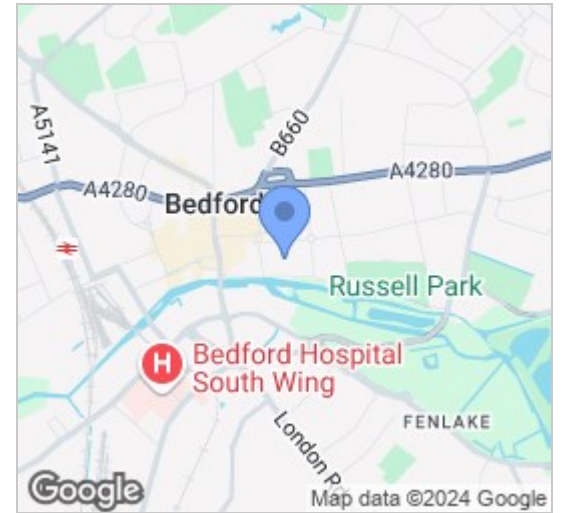




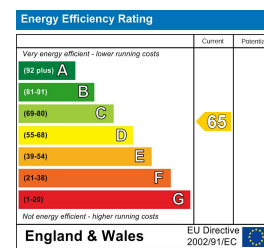
## Floor Plan



## 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 town's most exclusive addresses, this converted first floor apartment is on the doorstep of the picturesque Embankment and the range of amenities on the bustling Castle Road. The property also enjoys the rare benefit of access to the private one acre paddock at the rear - a facility which is enjoyed exclusively by the adjoining residents. The recently refreshed and redecorated accommodation features a living room with an imposing original fireplace and kitchen adjoining, a double bedroom - also with an original fireplace and a bathroom. Off road parking is available to the side. There is gas radiator heating and the property is available with no onward chain. Off road parking is available to the side. The property is offered with a 125 year lease and the proposed annual service charge will amount to approximately £750. Situated within the Conservation area a range of independent coffee shops and delis are within a short walk. A selection of popular pubs and restaurants are also close at hand.

Energy Efficiency Rating: D Council Tax Band: A Payable for 24/25 £1,482.01

This first floor apartment lies to the rear of the building and enjoys a light, predominantly south facing aspect. The communal areas have recently been refreshed with new flooring and decor and provide a welcoming feel. The town centre is within a fifteen minute walk whilst Russell Park and Castle Road are also within a short stroll. The rare benefit of the adjoining grassed, acre paddock offers the opportunity of a quiet retreat.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)**