



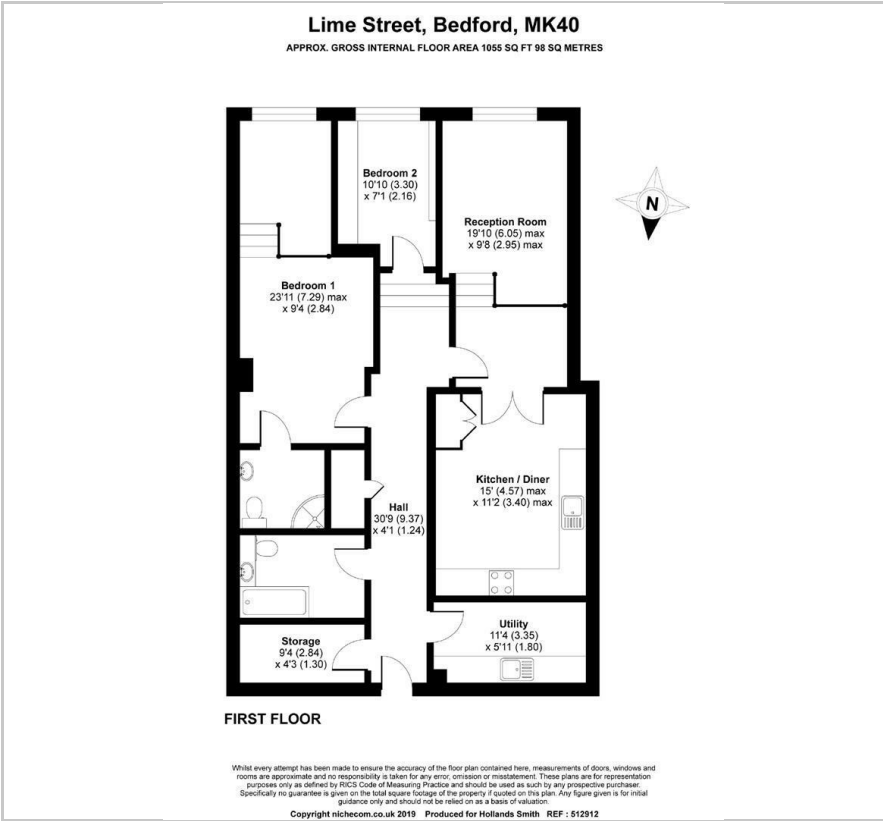
## 1 Albion House

14-18 Lime Street, Bedford, MK40 1LD

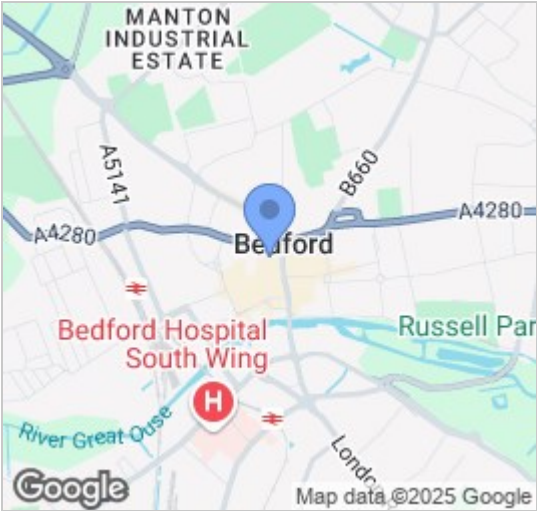
£225,000



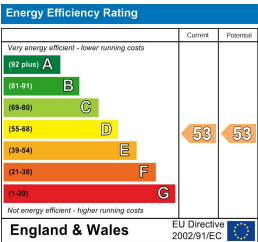
Floor Plan



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.



Converted to a high specification, this well equipped first floor apartment lies within the heart of Bedford's town centre. Located within a short walk of the town's amenities and rail station, the accommodation features a 'sunken' lounge, a well appointed kitchen with space for a dining table and a main bedroom with a dressing area and en-suite shower room. The large hallway also serves a second bedroom, a bathroom, a walk-in storage or study area and the rare benefit of a utility room. There is remote controlled access to secure, allocated parking at the rear, a lift and an entryphone system. A range of facilities are close at hand including a wide selection of pubs and restaurants. For the commuter, there is a fast rail link into London's St Pancras.

EPC Rating: E Council Tax Band: C

We understand that the property is held on a 122 year lease which commenced on 19/01/2017. The annual maintenance/service charge to April 2025 is £1,377 and ground rent is £250 per annum.



163 Castle Road, MK40 3RT

Tel: 01234 216612

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

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.