



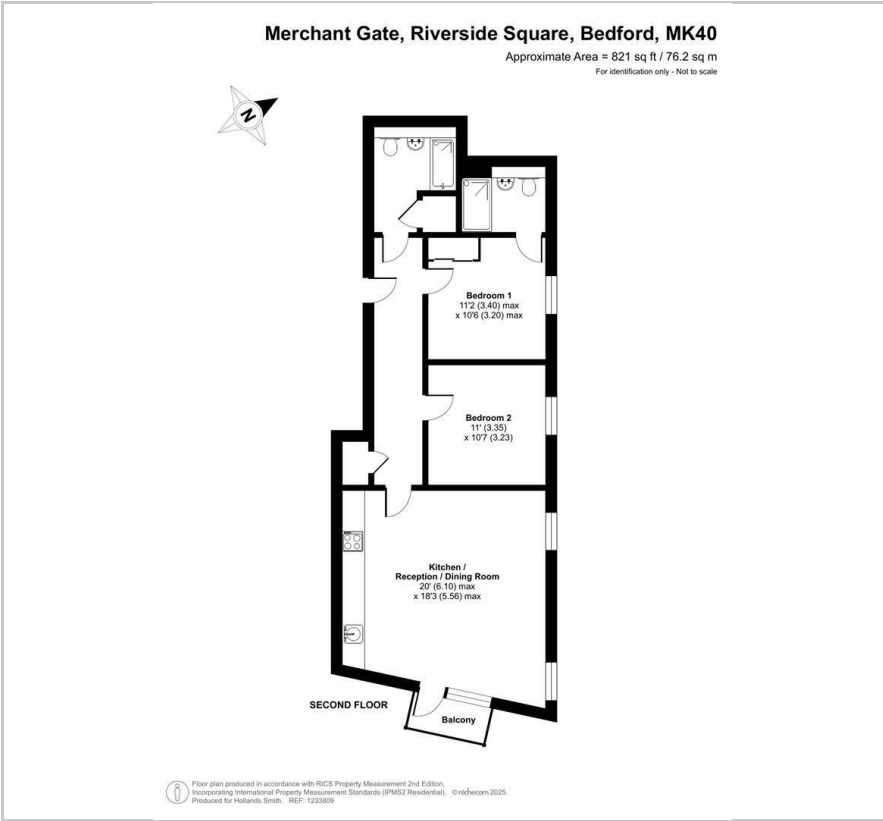
6 Merchant Gate Riverside Square

, Bedford, MK40 1AS

£299,500



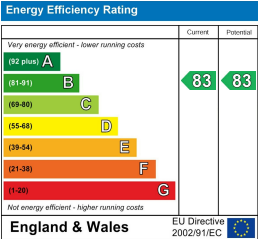
Floor Plan



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.

- Smart Contemporary Second Floor Apartment
- Two Bedrooms
- Ensuite to Master
- Fitted Kitchen with Integrated Appliances
- Balcony with Delightful River Aspect
- Allocated Parking & Secure Bike Store
- Doorstep of riverside walks
- Array of Restaurants close at hand
- No Upward Chain



This smart, contemporary second floor apartment occupies a central riverside location amongst a selection of restaurants and coffee shops and is within a few minutes walk of the town centre. The property features a spacious living room with a floor to ceiling glass window and balcony which provides a delightful river aspect. There are two bedrooms - the master with ensuite and built-in wardrobes - and a spacious bathroom. The kitchen features integrated appliances and there is a useful utility cupboard. There is allocated parking at the rear together with a secure bike store and the property is available with no onward chain. Conveniently located for the town's amenities and main line rail station the property lies on the doorstep of delightful riverside walks.

EPC Rating: B Council Tax Band: C

We understand that the property is held on a 250 year lease which commenced in April 2015. The current annual Service Charge amounts to £2,496 with the current Ground Rent £400 annually. There is a lift to all floors and a video security entryphone system. Enjoying a central location adjoining Riverside Square, an array of eateries are close at hand providing a choice of summertime al fresco dining; a gym and multi-screen cinema complete the picture. Bedford's rail station provides a fast service to London's St Pancras and Luton Airport.



163 Castle Road, MK40 3RT

Tel: 01234 216612

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.