



2 Millbank

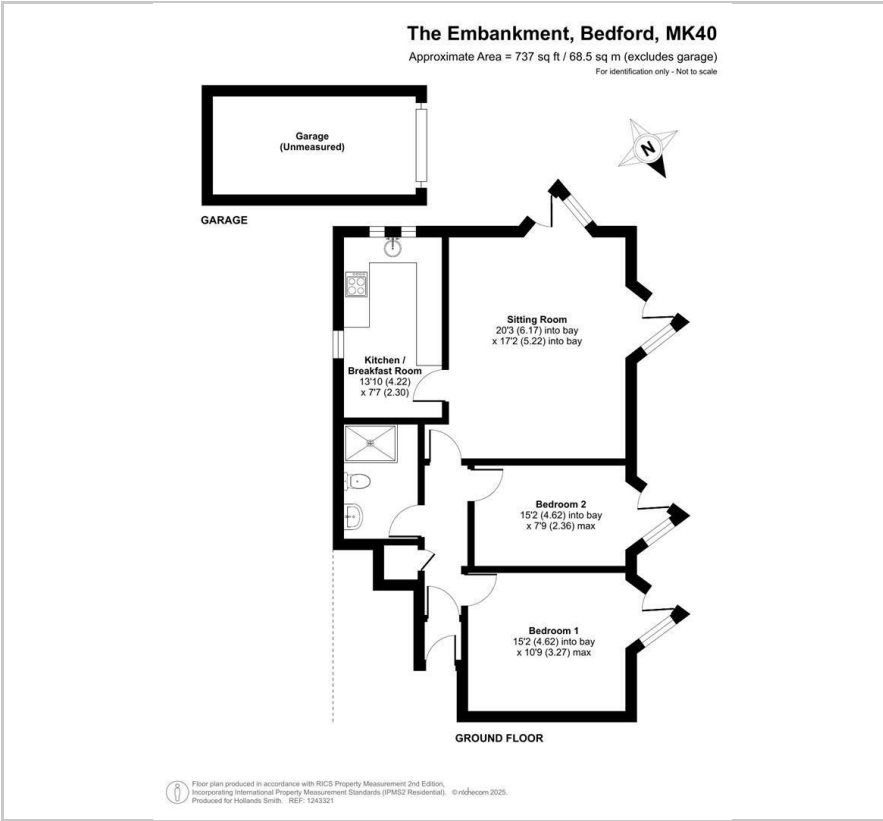
26 The Embankment, Bedford, MK40 3PE

£357,500



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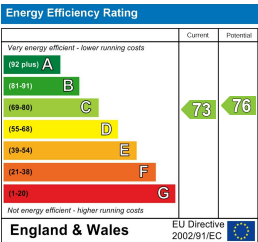
Floor Plan



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.

- Well Appointed Ground Floor Apartment
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Garage
- Long Lease & Share of Freehold
- Delightful River Views
- Spacious Living Room with Garden Access
- Refurbished Wet Room
- No upward chain

This well appointed ground floor apartment occupies one of the town's most select addresses and enjoys a delightful aspect over Bedford's picturesque Embankment. Situated on the south/western corner of the building, the accommodation takes full advantage of the light, sunny position with full height V-shaped windows and doors in the principal rooms. There are two double bedrooms, a kitchen with space for a breakfast table, a recently upgraded 'wet room' and a spacious, double aspected living room. The living room and bedrooms have direct access to the well tended communal gardens. There is a secure, single garage in a block to the rear. Held on a 999 year lease, we understand that a share of the freehold will be conveyed with the sale. Conveniently located for Castle Road's array of independent shops, delis and restaurants the property is within comfortable walking distance of the town centre. Attractive riverside walks are on the doorstep.

EPC Rating: Council Tax Band: D
We understand that the property is held on a 999 year lease which commenced on 1st March 1985. A share of the freehold will also be conveyed with the sale. A quarterly service charge of £545 is payable and includes water bills, buildings insurance, cleaning of communal areas and windows and managing agent's fees. There is a security entryphone system. There is also a single garage in a block immediately to the rear which has a pitched roof providing useful storage. The communal gardens are well maintained and provide sitting areas to both the front and rear of the building. The apartment is available with no onward chain.



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.