



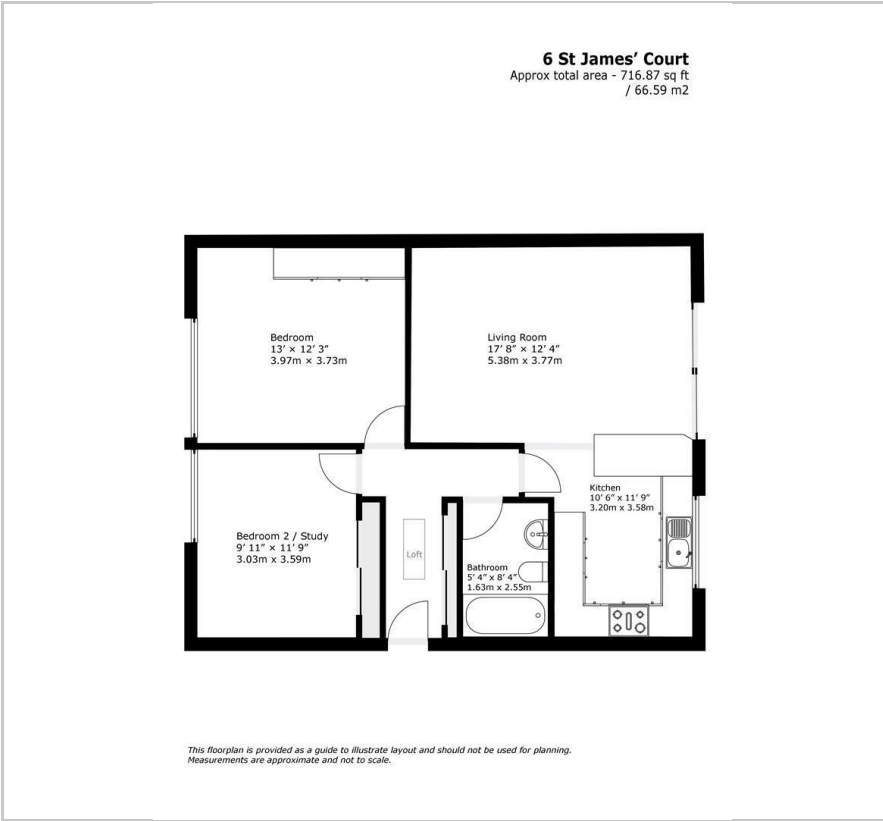
6 St. James Court St. Andrews Road

, Bedford, MK40 2LJ

£230,000



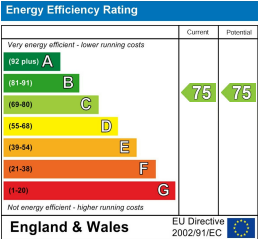
Floor Plan



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.

- Spacious Second Floor ■ Two Double Bedrooms Apartment
- Large Living Room ■ Well Equipped Kitchen
- Balcony ■ Refitted Bathroom
- Garage ■ Share of Freehold



A spacious and well-appointed top-floor apartment occupying a popular residential location, within easy reach of a wide choice of amenities. Improved and well maintained, the accommodation includes a large living room/kitchen with sliding doors to a private balcony. The kitchen area is well-equipped with plenty of storage and a full compliment of built-in appliances. There are two double bedrooms, both with fitted wardrobes, and the bathroom refitted in a contemporary style. Further benefits include additional storage in the entrance hall and easy access to a part-boarded loft space, gas to radiator heating from a combination boiler and uPVC double glazed windows throughout. Outside, there is a single garage as a well-kept communal garden.

The property is conveniently located for a wide choice of amenities including a post office/small supermarket just across the road and Bedford Park very close by. Bedford town centre is a short walk away and offers a wide choice of shops, bars and restaurants as well as fast links in London by rail. Tenure - LEASEHOLD - We understand that the property is held on a 999-year lease with around 989 remaining and that a share of the freehold will be conveyed with the sale. The current service charge amounts to £88 per month. EER: C-75



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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.