



**107 Sovereigns Quay**

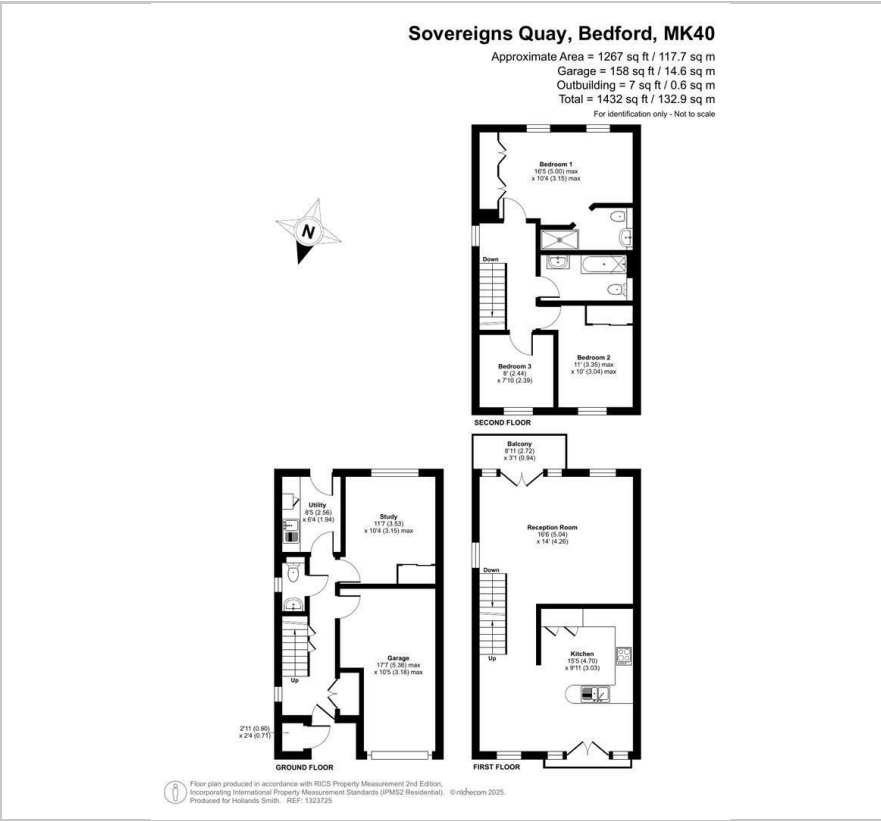
, Bedford, MK40 1TT

**£325,000**





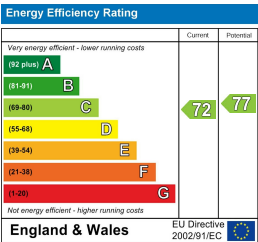
Floor Plan



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 a central town location adjoining the river, this individual three storey townhouse offers deceptive and adaptable accommodation. The first floor living area has window aspects on three sides with much natural light flooding the space and a small balcony which takes advantage of the delightful river aspect. The well equipped kitchen/dining area also has doors opening to a rear Juliet balcony. On the ground floor is a study or fourth bedroom together with a utility room, cloakroom and integral single garage. There are three second floor bedrooms - the master having an enlarged en-suite shower room - together with a family bathroom. There is gas radiator heating and uPVC double glazing throughout. Conveniently located for the town's amenities, a range of riverside restaurants, pubs and multiplex cinema are on the doorstep. For the commuter, the rail station is within a few minutes walk.

Council Tax Band: E EPC Rating: C

We understand that the property is held on a 125 year lease which commenced on 1st January 1990. The current Ground Rent is £291pa; the current annual Service Charge is £1,491. A particular feature of the property is the window aspects on three sides of the building which bring much natural light into the accommodation. In addition to the garage is a further, generous sized parking space in close proximity.



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.