

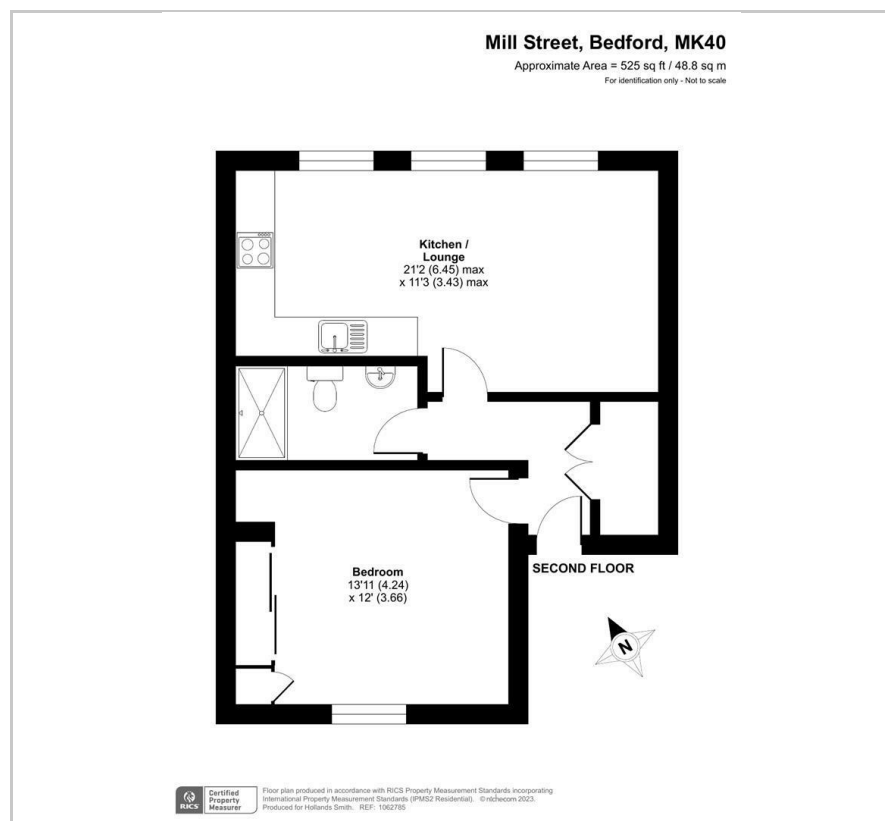


**47 Mill Street**  
Bedford, MK40 3EU  
**£155,000**

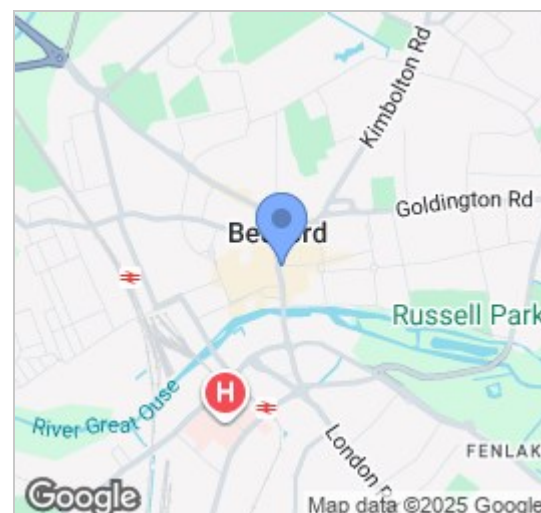




## Floor Plan



## 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.

This smart top floor apartment lies on the doorstep of the town's amenities and within a few minutes walk of the picturesque Embankment. Converted to a strong specification, the accommodation features a generous sized double bedroom with fitted wardrobes and matching bedroom furniture, a shower room and a spacious living room and kitchen which features a fitted microwave and oven, ceramic hob and extractor hood. There is also an integrated washing machine, slimline dishwasher and fridge. There are light tubes in the hall and shower room which bring natural sunlight into the spaces. There is also underfloor heating with digital room thermostats. A parking space lies to the rear secured by remote controlled gates and there is an entry phone system to the building.

Ideal as a first purchase or investment opportunity, the property is available with no upward chain. Conveniently situated for the town's amenities, a range of pubs and restaurants are within easy walking distance. For the commuter, the train station is within 15 minutes walk where there is a fast rail link into London's St Pancras. **TENURE:** Leasehold - We understand that the property is held on a 125 year lease which commenced in June 2016. The current annual service charge amounts £1,400 and ground rent £200 and the flat owners have recently been granted the right to manage the building. **EER:** F



**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.