



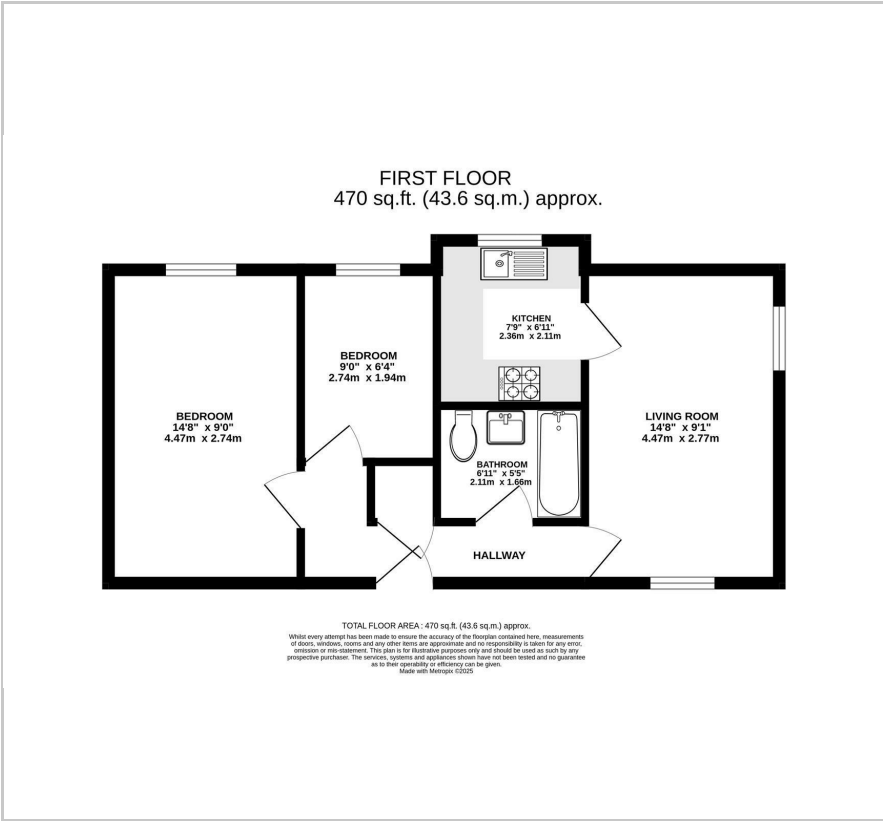
**12 Kimbolton Avenue**

, Bedford, MK40 3AD

**£160,000**



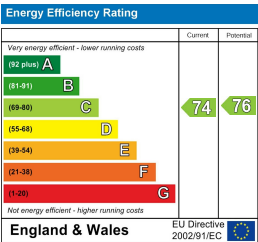
Floor Plan



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.



Situated on the first floor in a modern extension to the rear of the building, this purpose-built flat is available with no upward chain and requires some general cosmetic improvements throughout. The accommodation provides a sitting room, two bedrooms, kitchen and bathroom with a replaced white suite. All of the windows are double glazed, there is gas to radiator heating and current valid gas safety and electrical certificates (as of November 2025). There is also allocated parking for one car in a car park to the rear of the building. The flat is conveniently located for the town centre, rail station and the Castle Road area. In addition, both Russell and Bedford Parks are within easy reach and there is a Budgens convenience store and Post Office.

**TENURE** - Leasehold. We understand that the property is held on a 162 year lease from 2015 and the current service charge amounts to £1302.72 or £108 per month.

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.