



Flat 11, Eton Court, Pemberley Avenue, Bedford MK40 2LH



Flat 11, Eton Court
Pemberley Avenue
Bedford
MK40 2LH

Price £225,000

- First floor apartment
- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom with shower
- Balcony
- Gas central heating
- Communal gardens
- Garage



- Council Tax Band C
- Energy Efficiency Rating C

First floor apartment set in a very convenient location...



This is a most rare chance to purchase a first floor, three bedroom apartment situated in Eton Court, a 1960s' built block situated on the corner of Kimbolton Road and Pemberley Avenue.

The living space includes a lovely living/dining room with a balcony overlooking Kimbolton Road. Other accommodation includes a fitted kitchen, three bedrooms and a bathroom which has a separate shower.

The property has gas fired central heating and is double glazed.

To the exterior there are well maintained communal gardens and a garage in a block is accessed via a service road to the side.

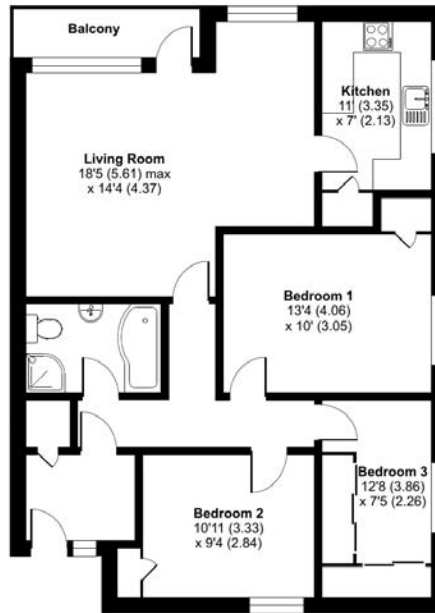
In our opinion the flat could make an ideal first time or buy to let purchase or could even suit a "lock up and leave" for those who winter abroad.

The lease was granted for 99 years on the 25/12/1964 and a new lease of 99 years will be added to the remaining term prior to completion. The current service charge is around £110 per month, but could rise for future years. There will be no ground rent once the lease is extended.

Eton Court, Pemberley Avenue, Bedford, MK40

Approximate Area = 893 sq ft / 82.9 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Lane & Holmes. REF: 969997

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

Est. 1985

