



Flat 1B De Parys Lodge, De Parys Avenue, Bedford, MK40 2TZ



Flat 1B,
De Parys Lodge,
De Parys Avenue,
MK40 2TZ

Price £280,000

Beautifully presented
apartment with a lift and
garage...

- First floor apartment
- Gated access
- Kitchen
- Living/dining room
- Two double bedrooms
- Wet room
- Study
- Garage
- Communal garden
- No chain



- Council Tax Band C
- Energy Efficiency Rating D

Located on one of Bedford's most prestigious roads...



We are delighted to offer for sale this very well presented first floor apartment just a stones throw from Bedford's large urban park and Town centre.

The apartment is on the first floor and offers spacious accommodation throughout to include a modern kitchen with fitted units and built in appliances which is parallel to the spacious living/dining room featuring double windows and a wall mounted fire place.

There are two double bedrooms, both of which have fitted wardrobes and are served by a recently upgraded 'wet room' which boasts a power shower.

In addition, there is a study and large storage cupboard, the heating is provided by a gas combi boiler and the property is being offered with no upward chain.

De Pary's lodge is off De Pary's Avenue and can be accessed via cast-iron, remote-control gates, there is an intercom service, a lift and this particular apartment offers a garage with an electric door which can be used for parking. There is day time parking available to the rear of the block and overnight parking is requested to be in the garage or on the street with a permit which are available to purchase. There is also a communal garden to enjoy.

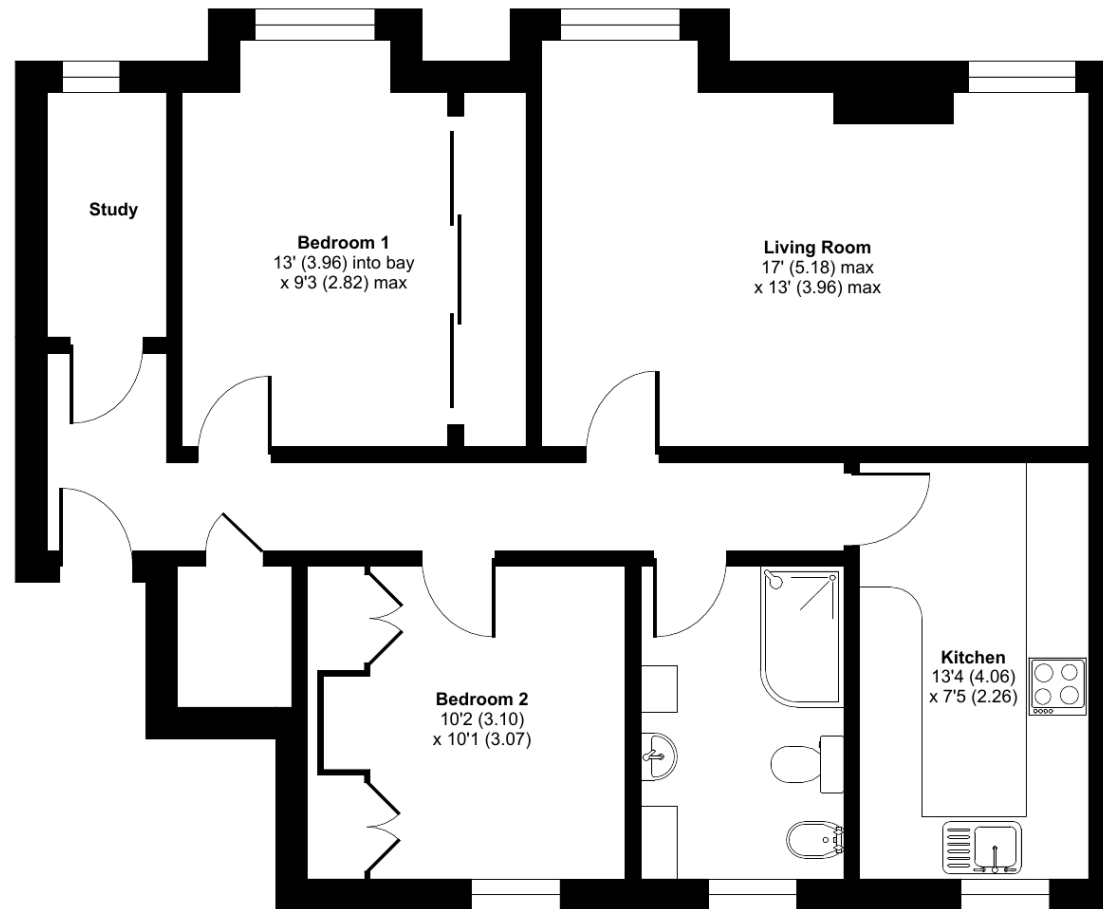
The apartment is located on one of Bedford's most prestigious roads - De Parys Avenue - conveniently located for Bedford's town centre, Bedford Park and the mainline train station within walking distance. There is also a medical centre and D' Parys hotel a short walk away with Bedford town offering a wide range of day to day amenities and attractive walks along The Embankment.

Leasehold for a term of 169 years with 121 years remaining.
Subject to a current annual Service Charge of £2,520 per annum and ground rent of £35 per annum.

De Parys Avenue, Bedford, MK40

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1074730



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