



12 Duckmill Crescent, Chethams, Bedford MK42 0AE





12 Duckmill Crescent  
Chethams  
Bedford  
MK42 0AE

Price £390,000

Well located riverside  
apartment with garage and  
parking...

Riverside apartment

Large living room

Kitchen/dining room

Three bedrooms

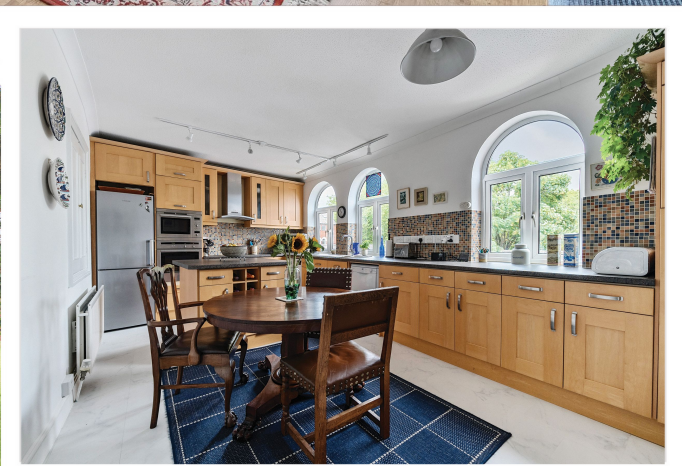
Two refitted shower rooms

Gas central heating

Garage & parking

No chain

Leasehold



- Council Tax Band E
- Energy Efficiency Rating C





Set within an executive development with river views, we are very pleased to offer the chance to purchase this excellent first floor apartment being offered with no upward chain.

The property offers many benefits to include a garage, a communal garden and one off road parking space.

The apartment is approached via an external stairway offering access to a communal hall which serves just this and one other apartment.

The dual aspect living room is a particular feature with natural light flooding this space and is the perfect area to watch the world go by with the River Great Ouse beyond. The kitchen/dining room is well presented with fitted units, an island and boasts a serving hatch into the living room.

There are three bedrooms, with the master bedroom having a refitted en suite shower room and there is also a shower room, also recently modernised.

Added benefits include gas central heating and double glazing. Juliet balconies feature in the living room, the master bedroom and bedroom two. Bedroom three is set up as a study, but could potentially be re-arranged if required.

In addition to the Embankment, Duckmill Crescent also offers excellent access to Bedford's town centre facilities, the mainline railway station and the facilities within the nearby Castle Quarter.

The Management Company owns the freehold to the block and each leaseholder is a shareholder.

Lease remaining – approximately 959 years remaining (granted 1000 years from 1983). Service charge for the year starting 1st April 2024 - £1266.

There is no ground rent payable



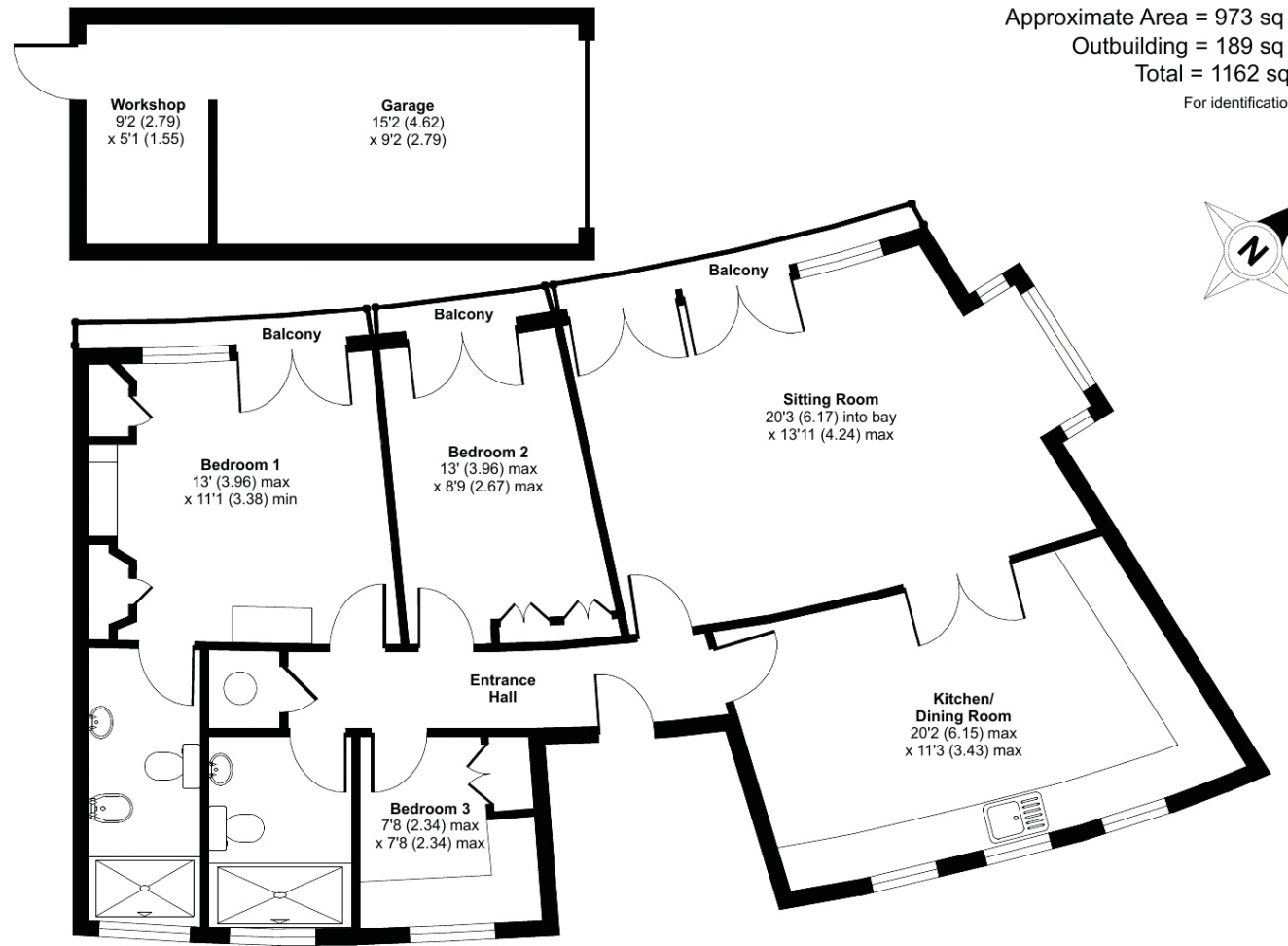
# Duckmill Crescent, Chethams, Bedford, MK42

Approximate Area = 973 sq ft / 90.4 sq m

Outbuilding = 189 sq ft / 17.6 sq m

Total = 1162 sq ft / 108 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). © nitchecom 2024. Produced for Lane & Holmes. REF: 1162271



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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.

