



Flat 3, 41 St Michaels Road, Bedford MK40 2LZ



Flat 3, 41 St Michaels Road
Bedford
MK40 2LZ

Guide £270,000

Rarely available split-level
apartment...

Split level apartment

Two bedrooms

Living room

Kitchen

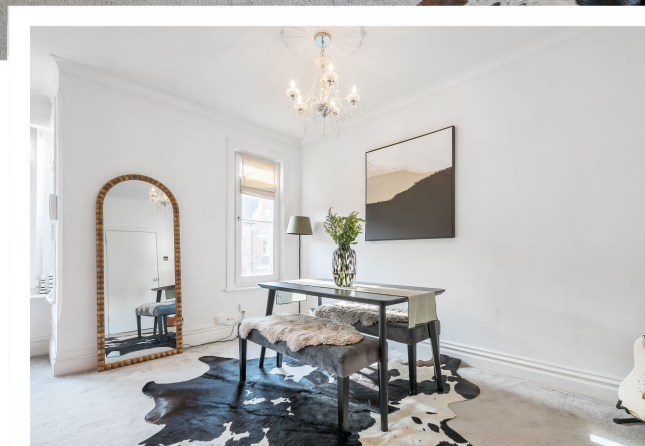
Bathroom

En suite shower room

Gas central heating

Parking space

Leasehold (Share of freehold)



- Council Tax Band A
- Energy Efficiency Rating D

Close to Bedford Park...



This is a superb opportunity to purchase a larger than typical, two-bedroom split level apartment set within a large Victorian building housing just four properties in total.

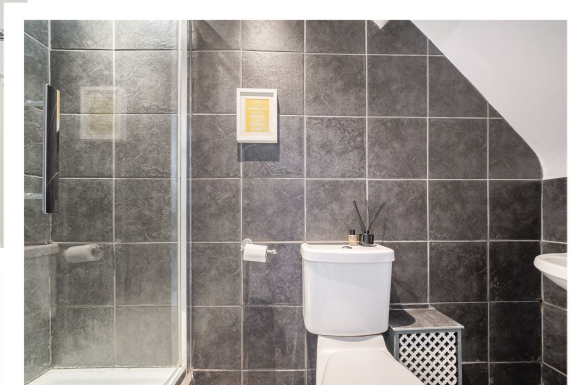
A front entrance door leads to the communal hall with stairs rising from there to the first floor.

Once inside the apartment, you are greeted by an entrance hall offering access to a spacious and light bay-fronted living room offering ample space to sit and dine. From the living room an inner hall offers access to a well fitted bathroom and beyond there is a modern fitted kitchen with appliance space. On the second floor, two good size bedrooms can be found with an en suite to bedroom one. There is also access to the loft space.

Further benefits include gas fired central heating, double glazing, an off road parking space to the rear and a shed, which provides useful storage.

The property has a long lease of 999 years commencing on 1 January 2017 with 992 years remaining. A share of the freehold is included. Maintenance is currently on an ad-hoc basis agreed directly with the other apartments with payments made as and when required to a central fund. All three apartments in the block share the cost of the buildings insurance, which is approximately £397 per annum. (It is the responsibility of your solicitor to verify all of these details on your behalf).

The location offers excellent access to a nearby Budgens' supermarket and Post Office, Bedford Hospital North Wing and regular bus services into Bedford town itself. Bedford town centre is under half a mile away and offers a wide range of day to day amenities, excellent local schooling and impressive commuter links to London and beyond.

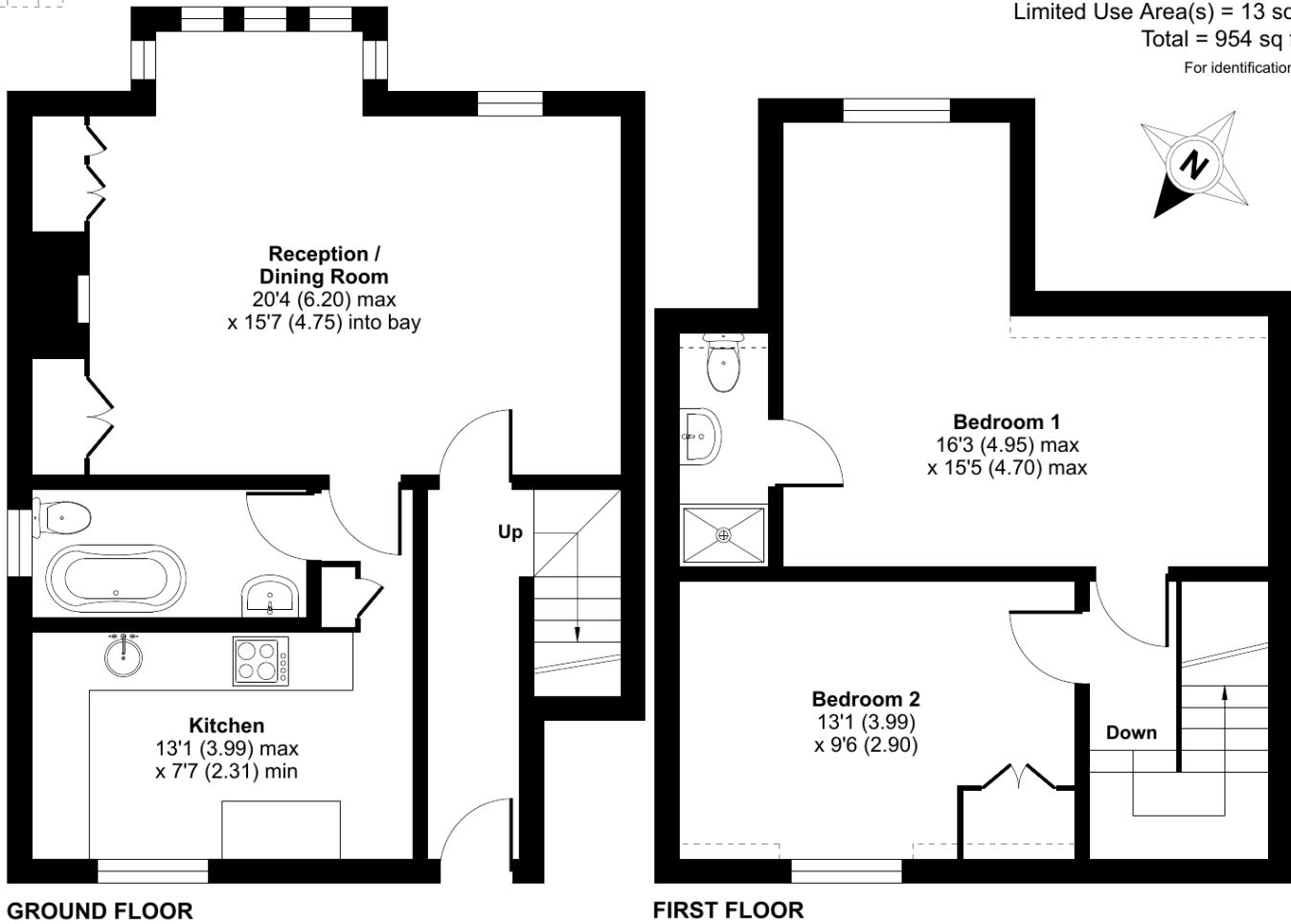


St. Michaels Road, Bedford, MK40

Approximate Area = 941 sq ft / 87.4 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Total = 954 sq ft / 88.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lane & Holmes. REF: 1175860



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

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