



FLAT 3 KENWORTH COURT, 27 ROFF AVENUE BEDFORD MK41 7TQ

PRICE £125,000

Buy to let opportunity...

*****Cash buyers only***** This three bedroom maisonette is located close to the town centre and Bedford Park and offers a good buy to let opportunity. It is currently let at £975pcm, representing a gross yield of over 9%.

The property forms part of Kenworth Court, a converted block of flats on Roff Avenue, Bedford. It is accessed via the side of the building and has its own entrance.

The accommodation is set over two levels and includes a kitchen, a shower room and a bedroom on the ground floor. On the first floor there are two bedrooms and a living room. The layout is such that varying uses of rooms could be used.

The property has gas central heating and double glazing. The property has no allocated parking, but parking is available in the surrounding area.

Bedford's town centre is within walking distance. Varying amenities nearby include local shops, schools and recreational facilities including Robinson Pool & Fitness on Park Avenue. The mainline railway station is also close by for fast and frequent services to the capital from forty-one minutes.

The lease is 99 years from 27 November 1987, so there are around 62 years remaining. The service charge for 01 Apr 24 to 31 Mar 25 was £716.54. According to the lease, the current ground rent is £80 per annum, which rises to £120 per annum in the last 33 years of the term. However, the sellers inform us they have never been asked to pay the ground rent during their ownership.

Council Tax Band - B

Energy Efficiency Rating - D



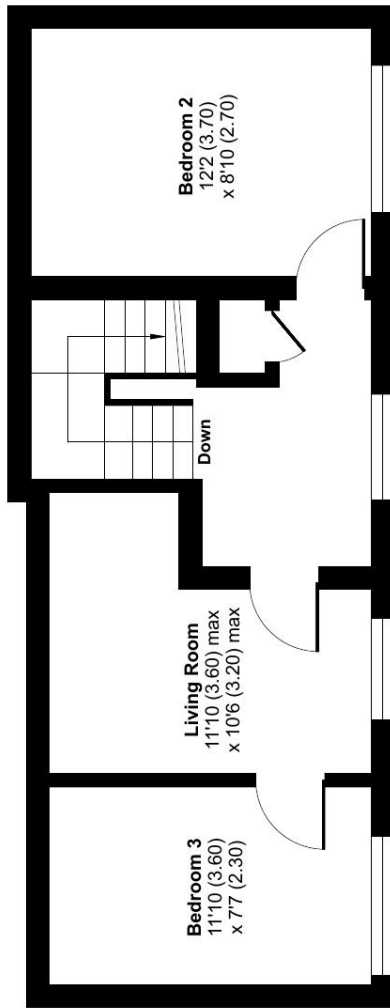


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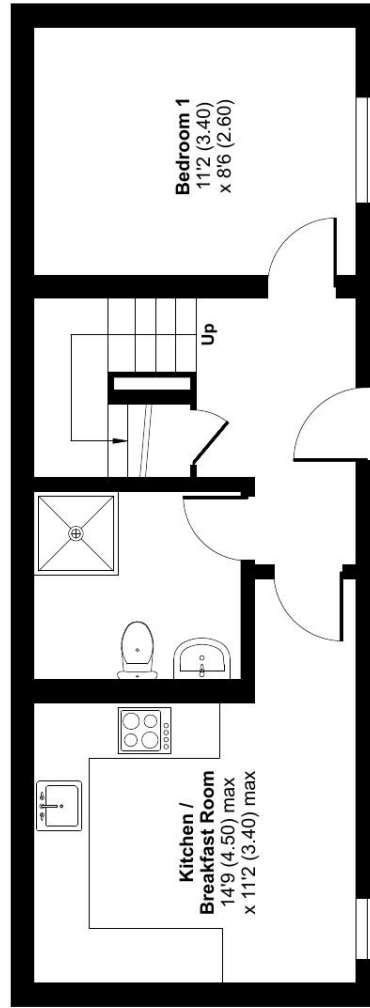
Roff Avenue, Bedford, MK41

Approximate Area = 794 sq ft / 73.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Lane & Holmes. REF: 1184299

