



Flat 1, 32 De Parys Avenue, Bedford, MK40 2TW





Flat 1, 32 De Parys Avenue  
Bedford,  
MK40 2TW

Guide £215,000

Communal entrance hall

Inner hall

Living/dining room

Kitchen

Shower room

Two large double bedrooms

Gas fired central heating

Off road parking

Leasehold



- Council Tax Band A
- Energy Efficiency Rating D

Very spacious ground floor apartment in a first-class location...



This is a great opportunity to acquire a spacious ground floor apartment located on one of Bedford's premier residential roads and situated equidistant from Bedford Park, a sixty-two-acre Victorian public park, and Bedford's town centre and its wealth of shopping and recreational facilities.

The apartment requires redecoration and general updates that will include the kitchen and shower room. Additional accommodation includes a large bay-fronted living/dining room and two generous double bedrooms. There is also a spacious cellar.

Added benefits include off-road parking and gas fired central heating.

The property is leasehold for a term of 999 years commencing 29th September 1981 to 28th September 2980, so 955 years remaining, and the owner will become a shareholder in the company that owns the freehold.

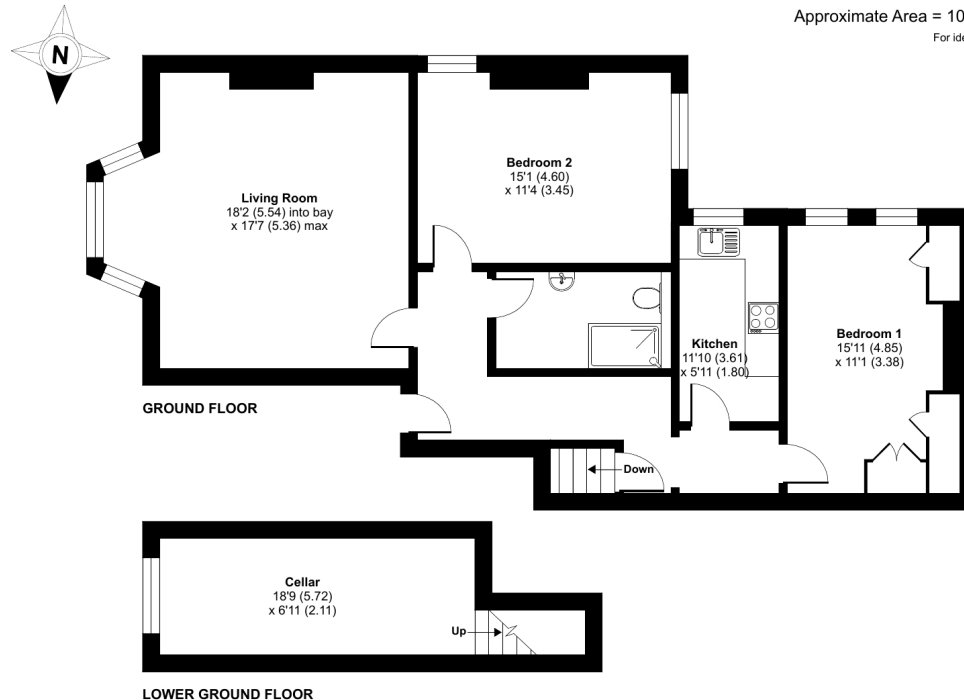
The property is subject to a service charge of £1,620 for the year 29th September 2024 to 28th September 2025. No ground rent is payable.

Bedford is a popular market town with a diverse community which sits between the M1 and A1, both very accessible, and benefits from its excellent mainline rail service to London St Pancras and beyond with fast and regular services from just forty minutes.

## De Parys Avenue, Bedford, MK40

Approximate Area = 1063 sq ft / 98.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lane & Holmes. REF: 1296908



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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.

