



Flat 12, Glebe House, St. Andrews Road, Bedford, MK40 2LJ

Flat 12, Glebe House
St. Andrews Road
Bedford
MK40 2LJ

Price £245,000

A light and airy second floor
apartment in the popular
Saints' area of Bedford...

Second floor apartment
Spacious master bedroom
Second bedroom with fitted wardrobe
Fitted kitchen with granite work
surfaces
Stylish bathroom
Large triple aspect lounge/diner
Double glazing
Electric heating
Off road parking
Communal garden
Chain free
Leasehold

- Council Tax Band B
- Energy Efficiency Rating C



Close to local amenities and offered with no onward chain...



Lane and Holmes are delighted to offer for sale this very well presented second floor apartment in Glebe House on St Andrews Road in Bedford, close to local amenities and available with no onward chain.

The property has an intercom entry system and there are two double bedrooms, with the master bedroom benefitting from a south-facing bay window that provides additional space and allows light to flood in.

The fitted kitchen features a new built-in oven, comes complete with all white goods, and is enhanced by granite work surfaces.

Of particular note is the large triple aspect lounge/diner with double glazed windows to the rear and both sides and far-reaching views across the Bedford School playing fields.

The family bathroom has been fitted to a very high standard and offers a range of fitted storage, including two demister mirrored bathroom cabinets and low-level lighting.

Further benefits include double glazing throughout and Economy 10 electric heating. Off-road parking is provided with an allocated space to the rear, and there is a shared bicycle shed.

St Andrews Road is in one of Bedford's premier locations, with direct access to Bedford's sixty-two acre Victorian park. The park features a lake, tennis courts, a bandstand, The Pavilion café, cricket and football pitches, the Robinson Pool fitness complex, and hosts summer concerts featuring world-class performers, plus other family-friendly fairs and events.

Lease: 189 years from 24 June 1996 to 2185 (160 years remaining)

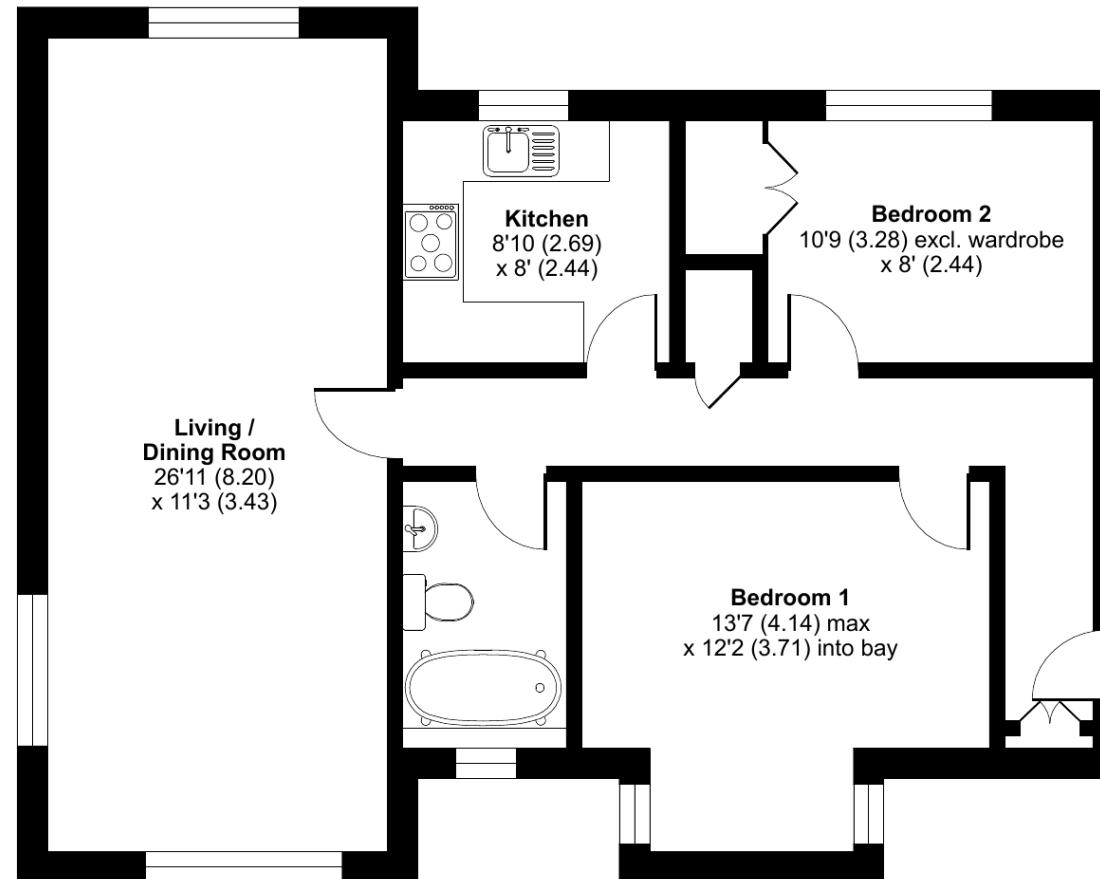
Ground rent: Peppercorn so no charge
Annual service charge: £920.08 for 2025 (option to pay monthly c. £76.67)



St. Andrews Road, Bedford, MK40

Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1314896



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