



7 Charlbury Court, Merton Road, Bedford, MK40 3AE



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Merton Road
Bedford
MK40 3AE

Price £200,000

Beautifully presented second-floor apartment

Short walk from Bedford's Victorian Park

Bright and airy bay-fronted living room

Modern fitted kitchen

Two double bedrooms

Spacious bathroom

Double glazing replaced in 2023

Allocated parking space

Share of freehold

999 year lease from November 2022



- Council Tax Band B
- Energy Efficiency Rating C

Bright, beautifully presented apartment in a sought-after Bedford location...



Lane and Holmes are delighted to offer this beautifully maintained second-floor apartment, perfectly positioned just outside Bedford's town centre and only a short stroll from the picturesque Victorian Park.

This bright and spacious home features a modern fitted kitchen with some integrated appliances and a stylish breakfast bar - ideal for casual dining or entertaining. There are two well-proportioned double bedrooms and a particularly spacious bathroom, complete with both a bath and a separate shower.

Additional benefits include newly installed double glazing throughout (2023), a gas combi boiler, and excellent storage space. The apartment also comes with a share of the freehold and a 999-year lease granted in November 2022, with approximately 996 years remaining. The service charge is £1,152 per annum (payable quarterly), and the ground rent is peppercorn.

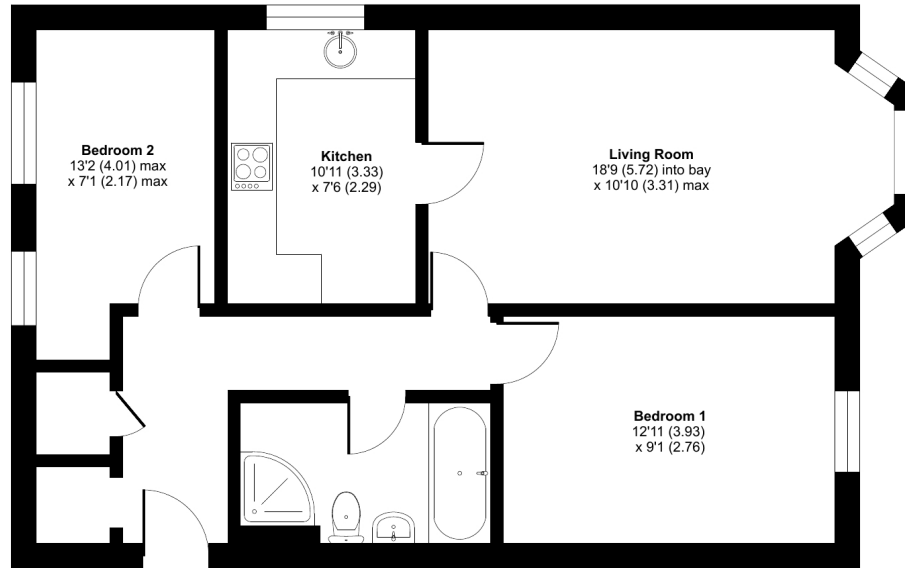
Outside, residents enjoy well-maintained communal gardens, an allocated parking space, and shared bike and bin storage.

Combining modern comfort, elegant presentation, and a prime location, this superb home is ideal for first-time buyers, downsizers, or investors alike.

Merton Road, Bedford, MK40

Approximate Area = 665 sq ft / 61.7 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). © nichecom 2025. Produced for Lane & Holmes. REF: 1374975



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