

# RIVERVIEW HOUSE

Kempston Road, Bedford MK42 9EX



Backed by  
HM Government

Computer generated image of rear view



High quality one and two bedroom apartments  
located in the prestigious Britannia Gate development.







**Riverview House**, is situated in the prestigious Britannia Gate development which is located in Kempston Road, Bedford. It is within walking distance of the Riverside North leisure development, the river/embankment area and Bedford town centre.



## SPECIFICATION

### Windows

Windows will be PVC casement sash type, double glazed throughout and MDF painted window boards.

### Doors

Main entrance door to the block will be in PVC with audio entry system, all internal doors will be panel doors, painted with softwood surrounds and MDF architraves painted white.

### Kitchen

A fitted kitchen will be provided to consist of sink top, mixer taps, floor units, high level units and worktop.

Integrated oven, hob, extractor, washer/dryer, dishwasher and fridge freezer will be provided (in one bed units no dishwasher will be provided and the fridge freezer will be an under counter appliance).

### Finishes

All walls and ceilings will be smooth plaster finished with emulsion paint.

### Tiling

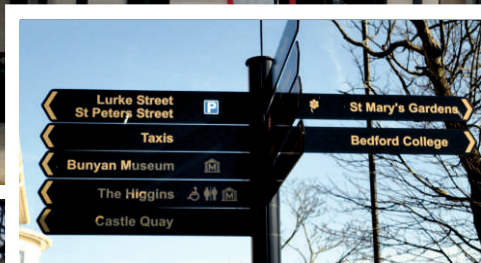
Bathroom tiled to 2.1m from floor to three walls where bath abuts the walls. One row of tiles over wash hand basin. A thermostatically controlled shower, with a shower screen, will be fitted over the bath.

### Heating

Energy efficient electrical heating with heated towel rails in bathrooms.

### Parking

Underground car parking.



The historic county town of Bedford, built upon the banks of the great River Ouse, has one of the finest riverside settings in England.

Centrally located between Oxford and Cambridge and with easy access to the A1 and M1, Bedford is a lively cosmopolitan town with a rich heritage.

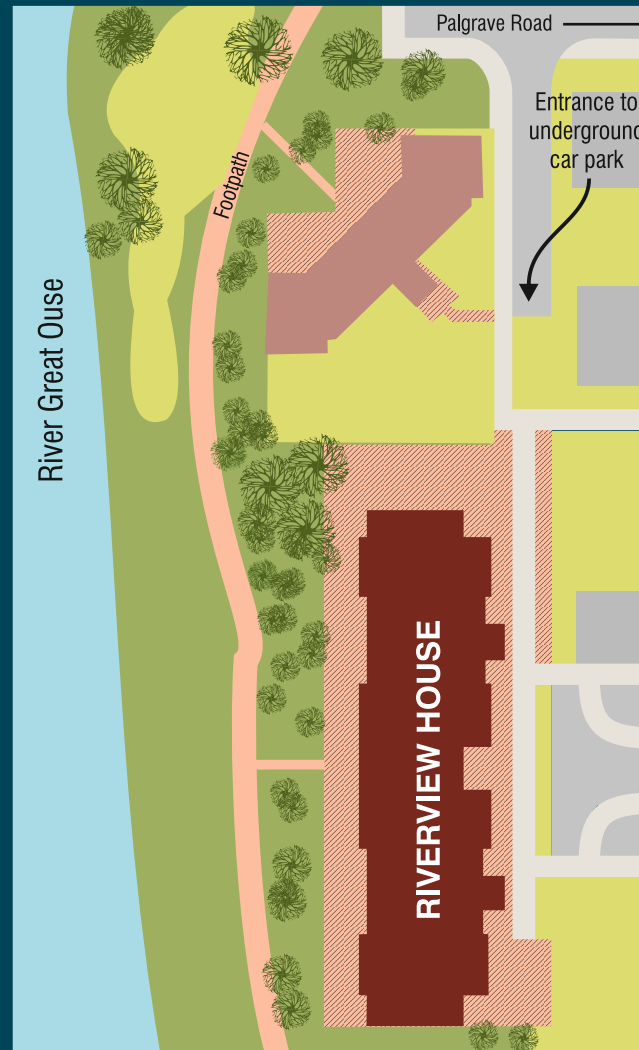
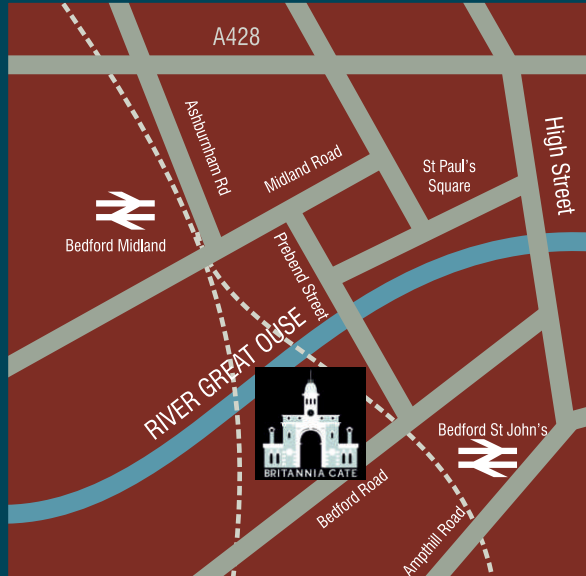
Within walking distance is the new Riverside North leisure development, Bedford town centre and markets, the Embankment and the cultural Castle Quarter with three museums and an extensive choice of eateries.

Bedford Midland mainline railway station is also within easy walking distance of the development with frequent trains to London St Pancras International, the South coast and the North of England.





# LOCATION, SITE AND PARKING PLANS



Bedford Centre, cinema and restaurants 11 minutes  
Castle Quarter restaurants and museums 16 minutes  
Bedford Midland Station 18 minutes



Bedford Midland Station 5 minutes  
Sainsbury's 6 minutes  
M1 31 minutes



Luton 19 minutes  
London St Pancras 38 minutes  
Leicester 42 minutes



A quality development by



W N Developments

For further details contact selling agent:



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