



THE PENTHOUSE, CENTURION COURT,
BEDFORD MK40 2SD



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OFFERS IN EXCESS OF: £350,000

A MODERN 3 DOUBLE BEDROOM / 3 BATHROOM 2ND FLOOR PENTHOUSE CLOSE TO THE TOWN CENTRE AND TRAIN STATION.

A rarely available and centrally located, modern 3 double bedroom apartment offering an enviable 1594 sq ft of accommodation presented in immaculate order throughout and located in a desirable central location. This lovely apartment has a nice flowing internal layout to suit modern living. All the reception rooms and bedrooms are accessed from the entrance hall and comprises of: a spacious lounge with feature gallery area, double doors to a modern fitted high gloss woodgrain effect kitchen/dining room with integrated appliances and tiled floor, master bedroom with an en suite shower facility, 2 further very good size bedrooms (bedroom 2 with en suite) and a family bathroom suite. All three bedrooms have mirror fronted built-in wardrobes. The property further benefits from a separate study, there is lift and stair access to all floors and externally you will find secure electric gated parking with 1 x designated space (No. 7), bin store, bike shed area and visitor parking. This modern development has only 7 exclusive apartments within the block and an ornate and well-designed façade. An internal inspection comes very highly recommended to fully appreciate the quality and space within combined with the location.

The property benefits from: gas to radiator central heating via a combination boiler, UPVC double glazed doors and windows, modern kitchen with integrated appliances, built-in quality bedroom furniture, 2 en suites, video/intercom entry system, 3 years builders warranty remaining, long lease and a desired central location.

The property is situated approximately ¼ mile to the West of Bedford town centre, and local shops for day-to-day necessities are within easy walking distance as is Bedford town centre for extensive shopping facilities. The property falls within a good local authority school catchment for all age groups & the highly regarded Harpur Trust private schooling is in proximity. The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Excellent road links are available; mainly the A428 to Northampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass. The 60-acre Victorian Bedford Park & Robinson Indoor Swimming pool/Gymnasium are a stone's throw away for leisure activities.

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|-------------------------|---|
| - 3 DOUBLE BEDROOMS | - WELL PRESENTED |
| - LOUNGE/DINER | - CLOSE TO TOWN AND MAINLINE STATION |
| - 2 EN SUITE FACILITIES | - 114 YEARS LEASE REMAINING |
| - MODERN FITTED KITCHEN | - GROUND RENT: £250.00 PER ANNUM |
| - INTEGRATED APPLIANCES | - SERVICE CHARGE: £775 – TWICE PER ANNUM |
| - MODERN BATHROOM | - SECURE ELECTRIC GATED DESIGNATED PARKING |

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

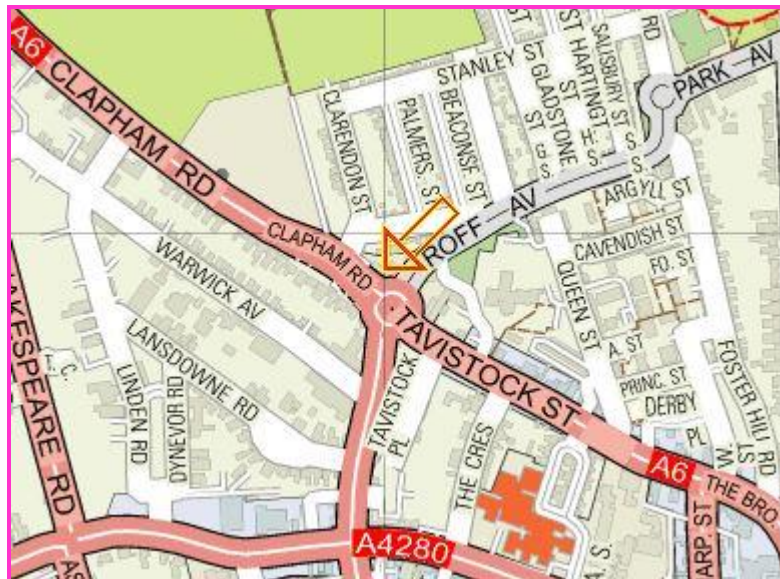
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Under the Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. NOVEMBER 2020. These details are presented Subject to Contract and Without Prejudice.

MAP:



11/4/2020

Energy performance of buildings register

Energy performance certificate (EPC)

FLAT 7
CENTURION COURT
163 TAVISTOCK STREET
BEDFORD
MK40 2SD

Energy rating

C

Valid until 3 November 2030

Certificate number

0775-3901-2209-2670-1200

Property type

Top-floor flat

Total floor area

147 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

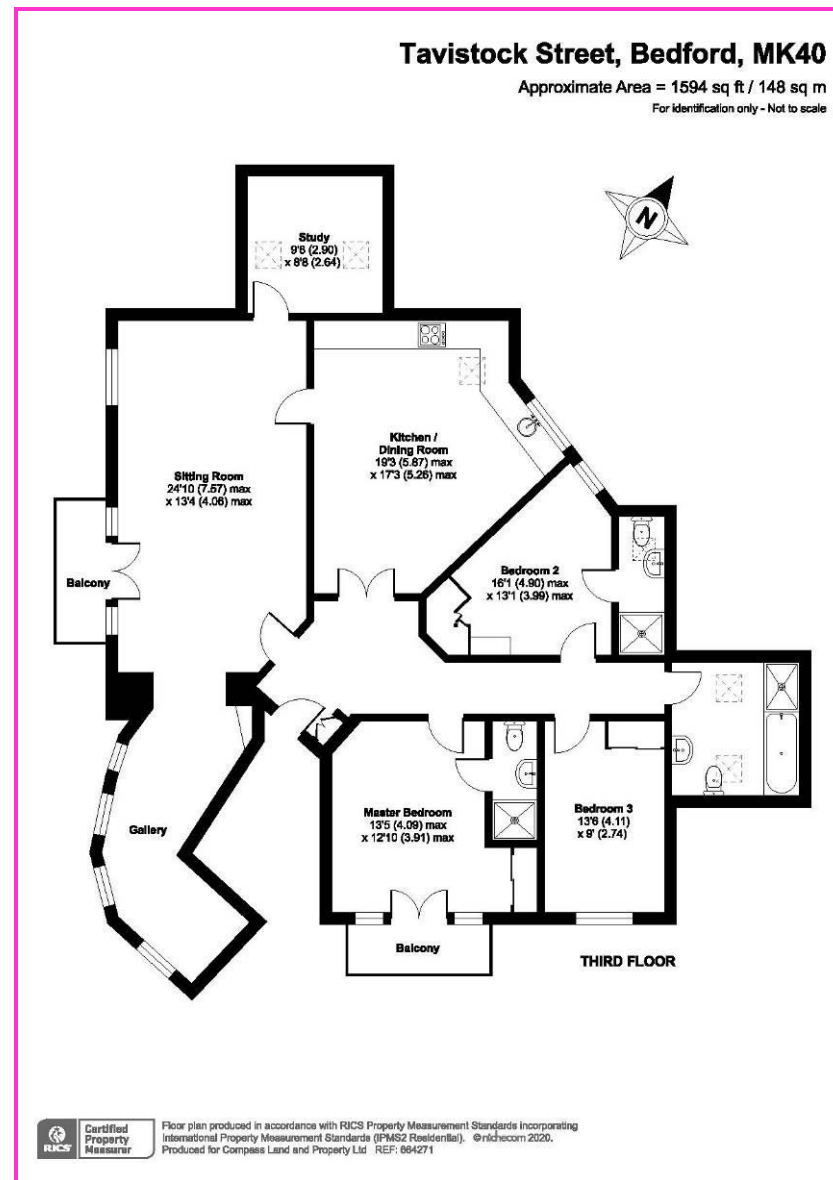
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

FLOORPLAN:











COMPASS RESIDENTIAL HOMES

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