



Block photograph

**43 The Limes, 30-34 Linden Road,  
Bedford MK40 2UX**

**Taylor  
Brightwell**



A one bedroom retirement apartment located on the second floor of this highly desirable, warden assisted complex close to the town centre.

The apartment features a spacious lounge/diner overlooking the communal gardens, a fitted kitchen, a double bedroom with built in wardrobes and a refitted shower room. There is good built in storage, electric heating and replacement double glazing.

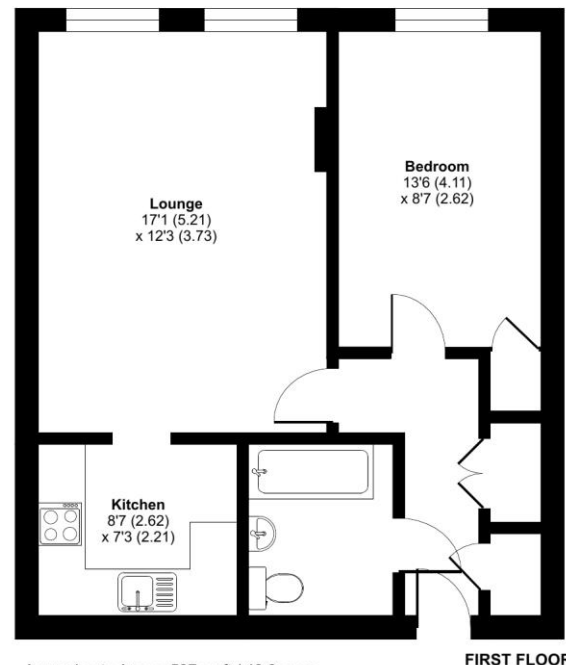
The Limes is exclusively for the over 60's and benefits from a large reception area with stairs and lifts to all floors, there is a resident's lounge, a guest room for visitors, a laundry room and communal gardens.

- \* **Retirement Apartment**
- \* **1 Bedroom**
- \* **Fitted Kitchen**
- \* **Refitted Shower Room**
- \* **Electric Heating**
- \* **Communal Gardens**
- \* **No upward chain**

**LEASE:** We are informed by the vendor that the service charges are £216.00 per calendar month and the remaining terms of the lease is approx. 64 years.

It will be necessary for any prospective purchaser to clarify the accuracy of these details via their Solicitor/conveyancer in the usual way.

**Leasehold**



Approximate Area = 537 sq ft / 49.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2023. Produced for Taylor Brightwell. REF: 1002654



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