



Connells

St. Bedes Conduit Road
Bedford

St. Bedes Conduit Road Bedford MK40 1FB

for sale
£165,000



Property Description

We are offering a one bedroom apartment which briefly comprises hallway, open plan living area with well equipped kitchen, built in washing machine, dishwasher and fridge freezer, a double bedroom with a built on wardrobe and excellent size wet room.

This apartment is set on the St Bede's development, designed in 2014, formerly St Bede's school. This is an assisted living complex where you can live completely independently while having the peace of mind knowing care is available in the comfort of your own apartment should you ever require it. Spoilt for choice with amenities on site, whether you wish to be pampered at the hairdressers or spa or enjoy a cup of coffee or something to eat in its own coffee bar or restaurant. There is also an activities room, a cinema room, laundry facilities and lovely landscaped gardens with seating areas & water features. The complex is superbly kept and spotlessly clean with experienced staff on hand. There is an active Residents Committee that organises trips and activities for residents.

75% share at £165,000 with Orbit Housing retaining 25% share. The service charge per month is set at £325.46 and the ground rent is £150.00 per annum which includes the heating and water usage. Lease length was 125 years from 2014.



Entrance Hall

Lounge

Kitchen

Balcony

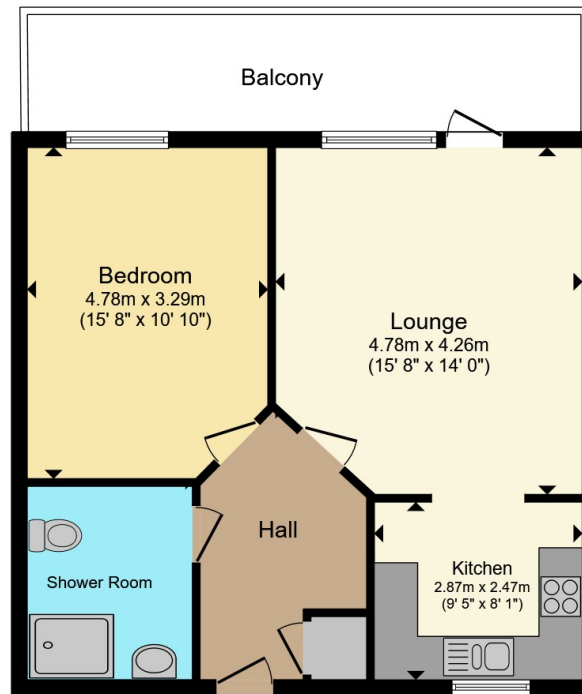
Bedroom

Shower Room









First Floor

Total floor area 56.2 m² (605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
 BEDFORD MK40 1LN

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge:
 3905.52

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED313237

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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