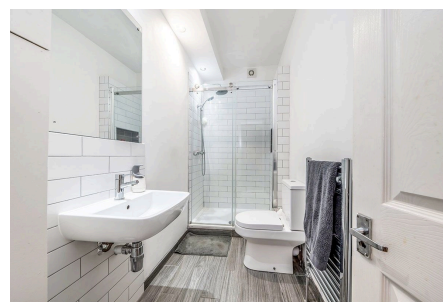
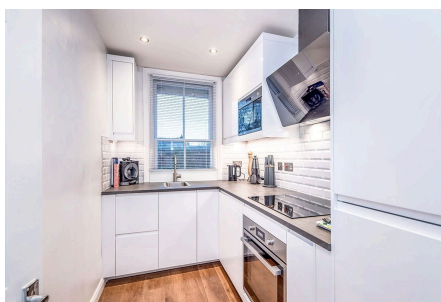
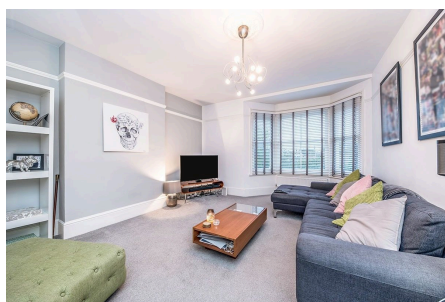


## Rothsay Place, Bedford, MK40

£225,000

2 1 1



Urban Luxe Property are proud to present this lovingly upgraded, spacious 2 bedroom first floor apartment in the heart of Bedford in the ever popular Castle Quarter.

Upon entry you have a communal area and the property is situated on the first floor.

You are greeted inside the apartment with a spacious entrance hall with intercom and modern Hive thermostat controlling the heating throughout.

The lounge is offers a great sense of space with high ceilings which are a theme throughout and a beautiful bay window with sash windows, again throughout the property.

The kitchen is modern and has multiple integrated appliances including fridge freezer, dishwasher, induction hob and electric fan oven. Complete with a top spec extractor fan.

The master bedroom is a larger than average double with fitted wardrobes and the second bedroom also benefits from fitted wardrobe which doubles up as a handy utility cupboard.

The bathroom is large and contemporary with a walk in shower and benefits from a heated towel rail.

All in all a great, turnkey property perfect for a first time buyer or investor.

Castle Quarter is one of the town's most desirable and characterful districts. Steeped in history and architectural charm, the area is defined by it's varying period homes and a very strong sense of community. An area deemed cosmopolitan and convenient with independent cafes, delis and restaurants all lining nearby Castle Road, while green spaces like Russell Park and the beautifully maintained Embankment offering so much also right by the River Great Ouse. Transport links are excellent, with the town centre, shops and high street all within walking distance. The area is especially appealing for Castle Newnham Primary School being a stones throw from where the property is located.

Book viewings early to avoid disappointment!

In summary the property offers,

Entrance Hall,

Lounge

Master Bedroom

Bedroom 2

Kitchen

Unexpired lease: 90 years

Service charge pa: £907.43

Ground rent pa: £10

Council Tax Band: B

EPC Rating: C



## Key Features

- 2 Bedrooms
- Modern Kitchen
- Close to amenities
- Great transport links to A421/M1/A1
- NO ONWARD CHAIN
- Spacious Lounge
- Walking distance to town centre
- Close to River Ouse
- Annual service charge: £907.43/Ground Rent: £10
- 

