



Ground Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: B



| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> | <b>87</b> |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

## 5 Miller Place

High View, Bedford, MK41 8EZ



**Asking price £230,000 Leasehold**

\*GROUND FLOOR APARTMENT WITH GARDEN ACCESS\* A one bed Retirement Living apartment ~ Built by award winning McCarthy & Stone. This spacious energy efficient apartment must be viewed to be appreciated. Pet friendly too!

**Call us on 0345 556 4104 to find out more.**

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# Miller Court, High View, Bedford, Bedfordshire, Mk41 8EZ

## Miller Place

Miller Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development is situated on a quiet residential street and consists of one and two bedroom apartments with design features to make day-to-day living easier. The apartment boasts Sky/Sky+ connection points in the living room and secure camera entry system. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Home Owners lounge provides a great space to socialise with friends and family. It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

## Local Area

Miller Place is well situated – there's a pharmacy, community centre, Post Office, butcher, delicatessen and church all within walking distance. You'll find a variety of large supermarkets less than a mile away and Bedford town centre is less than 2 miles away; or an easy 15 minute bus ride.

Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hot spots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval

castle, Bedford Castle Mound.

The town has plenty of things to do – for those who like sports, there are several different clubs you can support, including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theaters where you can see everything from exhibitions to live comedy shows. Local markets are held regularly and attract both locals and tourists alike.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard and washer/drier. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the lounge, bedrooms and guest cloak/shower room. Electric radiator.

## Living Room

A spacious lounge which has ample space for a dining table. Two side windows and patio doors leads to a patio area, making this a lovely, bright and airy room. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen. Electric radiator.

## Kitchen

Fitted with a range of cream fronted wall, pan drawers and base units, with modern roll top work surfaces over with up-stand, inset Bosch electric oven with microwave, stainless steel sink unit with mixer tap over, over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, dishwasher, tiled floor, down lighting, ventilation system. Auto opening window.

## 1 bed | £230,000

## Bedroom

Double bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Door leading to ensuite shower room. Electric radiator.

## Shower Room

Fully fitted suite comprising of a walk-in wet room style shower, low level WC, vanity unit with wash basin with cupboards beneath and fitted mirror light over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting.

## Additional Storage

Additional storage facilities are available within Miller Place to each apartment, if required, for an additional charge of £50 per annum. Please speak to the House Manager for further details.

## Service Charge Breakdown

Building and systems maintenance  
Contract cleaning of communal areas  
Upkeep of gardens and grounds  
Water rates  
Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Contingency fund

Service Charge: £2,862.73 per annum (for financial year ending 31/03/2026).

## Ground Rent

Ground rent: £425 per annum  
Ground rent review date: 1st Jan 2033

## Lease Information

999 years from the 1st Jan 2018

