



The Heights, St Johns Street, BEDFORD, MK42 0FW

Welcome to

The Heights, St Johns Street, BEDFORD

This spacious two-bedroom split-level upper floor apartment offers well-presented accommodation throughout, benefiting from an allocated parking space with secure gated access.

Hallway

Carpeted, Radiator, Smoke Alarm, Door to Utility/Cupboard

Open Plan Kitchen/Living/Dining Room

20' 9" max x 13' 4" max (6.32m max x 4.06m max)

Carpeted Living/Dining Room Area, 2 Radiators, 2 Windows to Rear Aspect, Window to Side Aspect, Tiled Flooring Kitchen Area, Integrated Fridge Freezer, Space for Dishwasher and Washing Machine, Cooker with Electric Hobs, Window to Side Aspect

Utility/Cupboard

Carpeted, Boiler, Fuse Box, Space for Washing Machine

Landing

Carpeted, Stairs, Split Level Flat, Smoke Alarm

Bedroom One

11' 1" x 10' 6" (3.38m x 3.20m)

Carpeted, Radiator, Window to Rear Aspect

Bedroom Two

10' 7" x 6' 10" (3.23m x 2.08m)

Carpeted, Radiator, 2 Windows to Rear Aspect

Bathroom

Tiled Flooring, WC, Wash Hand Basin, Heated Towel Rail, Bath with Overhead Shower

Parking

One Allocated Space with Secure Gated Entrance





View this property online williamhbrown.co.uk/Property/BFD105606



Welcome to

The Heights, St Johns Street, BEDFORD

- Two-Bedrooms
- Upper Floor Flat
- Spacious Open Plan Living/Dining Room/Kitchen Area
- Split Level
- Allocated Parking Space with Secure Gated Entrance

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Total floor area 61.4 m² (661 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



View this property online williamhbrown.co.uk/Property/BFD105606



Property Ref:
BFD105606 - 0004

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all 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 or services and it is in the buyers' interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We cannot offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk