



12 Camford Court

Kempston | Bedford | MK42 7AH

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Guide £200,000

Arranged over two storeys

Open-plan kitchen/dining/living room

Two double bedrooms & one single bedroom

Family bathroom

Small private balcony & garage in block

Gas central heating

No onward chain

Leasehold

- Council Tax Band: B
- Energy Efficiency Rating: C



Bright three-bedroom maisonette in a convenient location...



This is an excellent opportunity to acquire a purpose-built, three-bedroom maisonette, offered with no onward chain and conveniently situated on High Street, Kempston.

The property is arranged over the second and third floors, with the lower level comprising an open-plan kitchen, living and dining area. The modern fitted kitchen features integrated appliances, including a dishwasher, washing machine, oven and hob, while the living space enjoys plenty of natural light.

Upstairs, the property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes and access to a small private balcony. There is also a further single bedroom and a modern family bathroom, fitted with a bath with a shower over, and finished with floor-to-ceiling tiling.



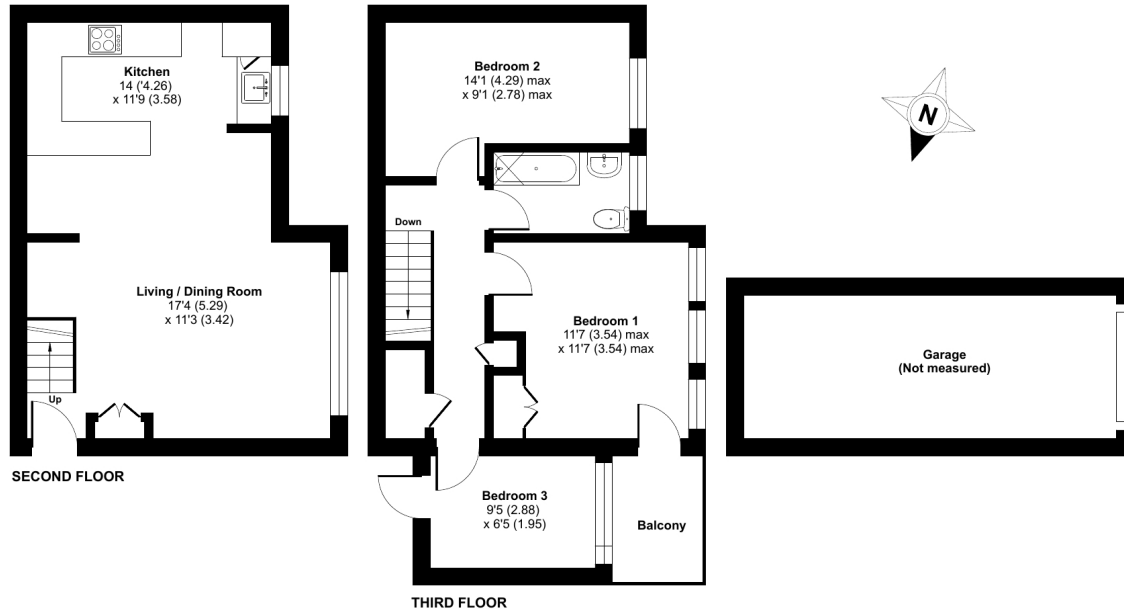
Outside, the property further benefits from a garage located in a nearby block, gas central heating and double glazing throughout. The property is held on a 999-year lease, with approximately 950 years remaining. The annual service charge is £1,050, and there is no ground rent payable.

High Street, Kempston is a convenient location close to a range of local amenities, schools and excellent transport links. Parks and green spaces are also within easy reach.

Camford Court, Kempston, Bedford, MK42

Approximate Area = 810 sq ft / 75.2 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Lane & Holmes. REF: 1481872

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