







## Property Description

Connells are please to offer for sale this well presented two bedroom apartment located in South Bedford. This property comprises of entrance hall, lounge, kitchen, 2 bedrooms and bathroom. Externally the property also benefits from allocated parking, This property would make an idea first time purchase or buy to let and a viewing is highly advised.

### Entrance Hall

### Lounge

11' 7" x 10' 9" ( 3.53m x 3.28m )

### Kitchen

7' 11" x 6' ( 2.41m x 1.83m )

### Bedroom One

15' 5" x 9' ( 4.70m x 2.74m )

### Bedroom Two

8' 6" x 7' 4" ( 2.59m x 2.24m )

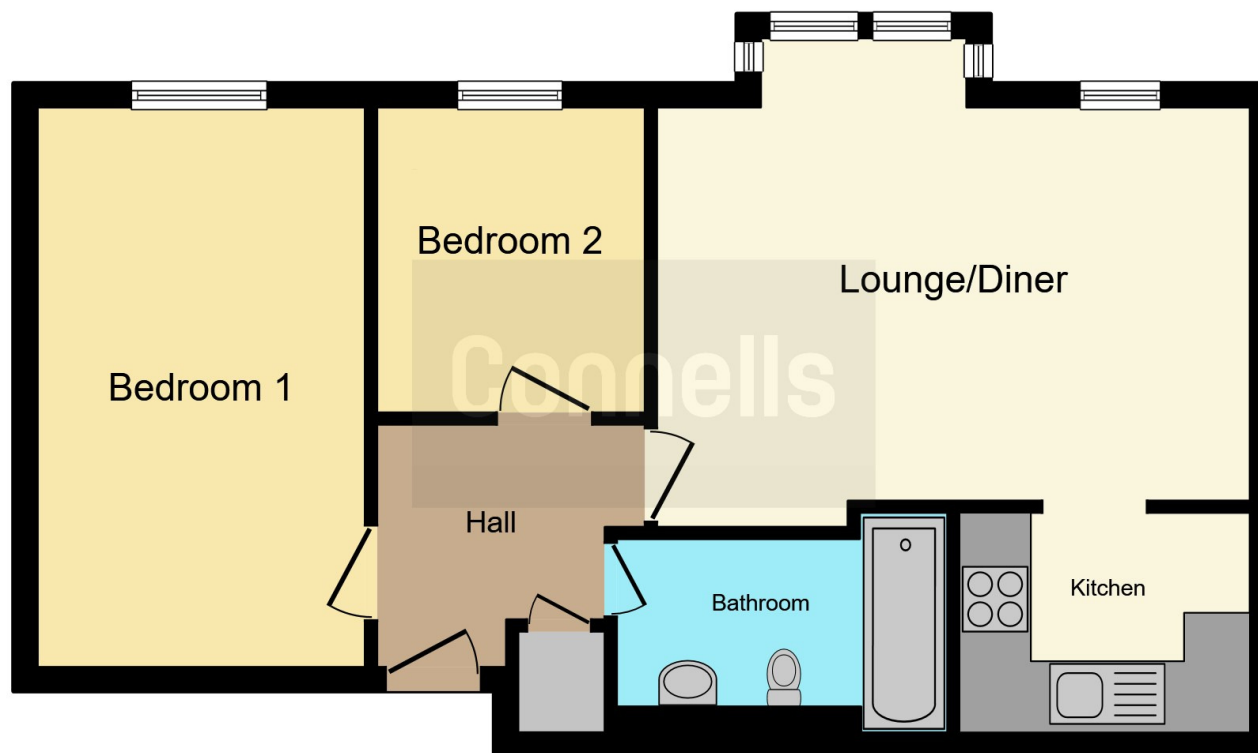
### Bathroom











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 1100.00

Ground Rent:  
 70.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312649](http://connells.co.uk/Property/BED312649)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1991. 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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Property Ref: BED312649 - 0003