



**Connells**

Wadsworth Court  
Bedford



### Property Description

\*\*\*WELL PRESENTED THROUGHOUT\*\*\*

\*\*\*GOOD ACCESS TO ROAD LINKS\*\*\*

Connells are excited to introduce to the market this well presented first floor apartment located in south Bedford. the property comprises of communal entrance, entrance hall, open plan lounge/kitchen/diner, 2 bedrooms, family bathroom and allocated parking.

#### Location:

South Bedford provides the perfect balance for family living, Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. Other benefits include a short distance to shops, local park, post office & other local amenities including community centre and schooling. Bus stops are within walking distance with regular bus runs into the Bedford town Centre.

This home is a must-see to fully appreciate the internal living space it has to offer!!

### Entrance Hall

### Lounge/Kitchen/Diner

24' x 17' ( 7.32m x 5.18m )

### Bedroom One

10' 5" x 9' 7" ( 3.17m x 2.92m )

### Bedroom Two

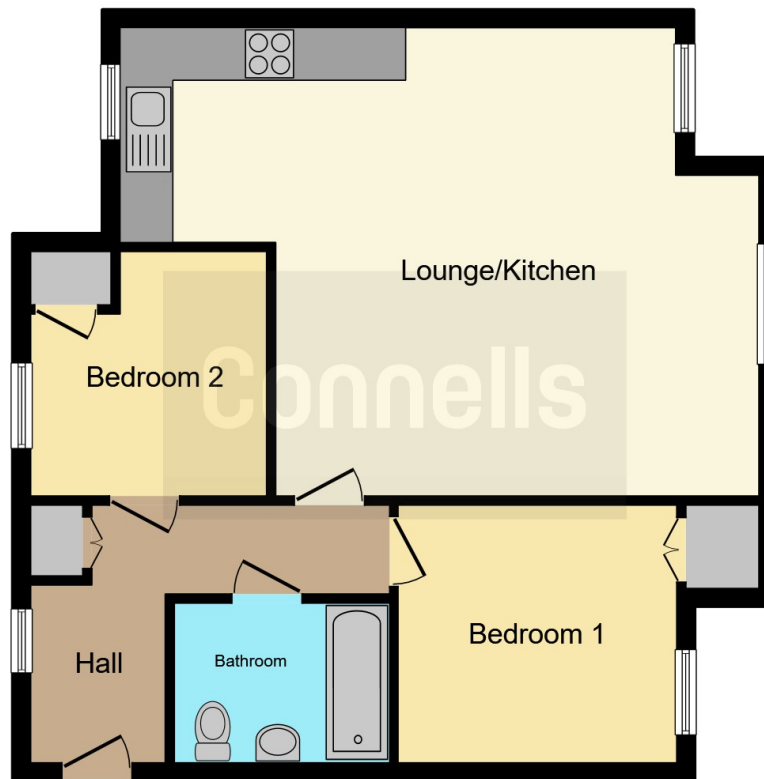
9' 5" x 8' 8" ( 2.87m x 2.64m )

### 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

To view this property please contact Connells on

**T 01234 345 303**  
**E bedford@connells.co.uk**

42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 2500.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312505](http://connells.co.uk/Property/BED312505)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2005. 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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