



Connells

St. Augustines Road  
Bedford



### Property Description

Well-Presented One Bedroom First Floor Apartment | Popular North Bedford Location

Situated within a charming converted Victorian house, this well-presented first-floor apartment offers bright and comfortable accommodation in the highly sought-after North Bedford area.

The property is accessed via a communal entrance and comprises an entrance hall leading to a light and airy lounge/diner, ideal for both relaxing and entertaining. The kitchen is well presented and thoughtfully arranged, offering ample storage and workspace. There is a generous double bedroom and a clean bathroom completing the accommodation.

The apartment benefits from its convenient location within Bedford, being close to a range of local amenities, Bedford Park, and Bedford train station, providing excellent commuter links.

This property would make an ideal first-time purchase or investment opportunity. Viewing is highly advised to fully appreciate the location and presentation on offer.



**Entrance Hall**

**Lounge**

**Kitchen**

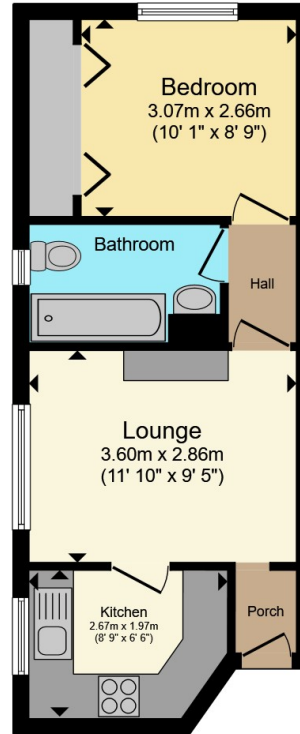
**Bedroom**

**Bathroom**









Total floor area 32.8 m<sup>2</sup> (353 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](http://www.propertybox.io)

Connells

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: E

Council Tax  
Band: A

Service Charge: 743.00  
Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312647](http://connells.co.uk/Property/BED312647)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BED312647 - 0004