



**Connells**

Beauvais Avenue  
Shortstown Bedford



### Property Description

Situated on the first floor of this small, modern development is this very well presented flat offering approximately 720 sq ft of accommodation. Property comprises of a spacious entrance hall, two double bedrooms of which the master bedroom has the benefit of a three piece en-suite shower room, spacious open plan kitchen and lounge area and a separate three piece family bathroom. The property is presented in very good condition and boasts lots of natural light throughout and is being offered with no onward chain. There are allocated parking spaces within the development.



**Entrance Hall**

**Lounge/Kitchen/Diner**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bathroom**

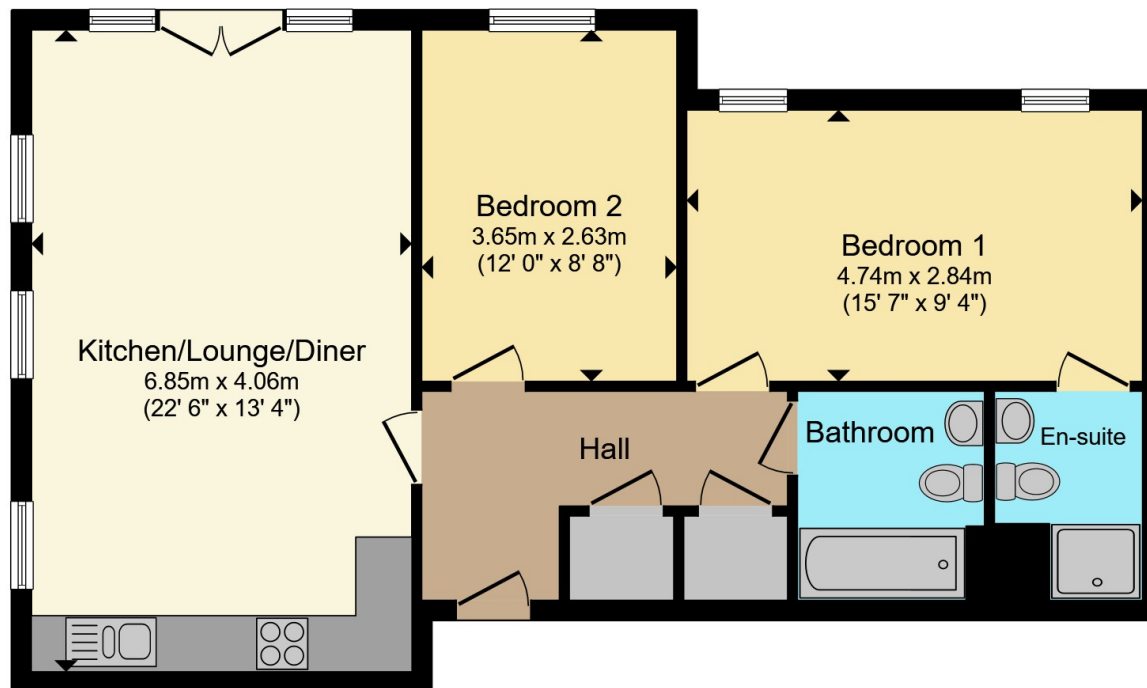
**External**

**Parking**









### First Floor

Total floor area 71.1 m<sup>2</sup> (765 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)



To view this property please contact Connells on

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42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating:  
 Awaited

Council Tax  
 Band: B

Service Charge:  
 1100.00

Ground Rent:  
 282.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED313106](http://connells.co.uk/Property/BED313106)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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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