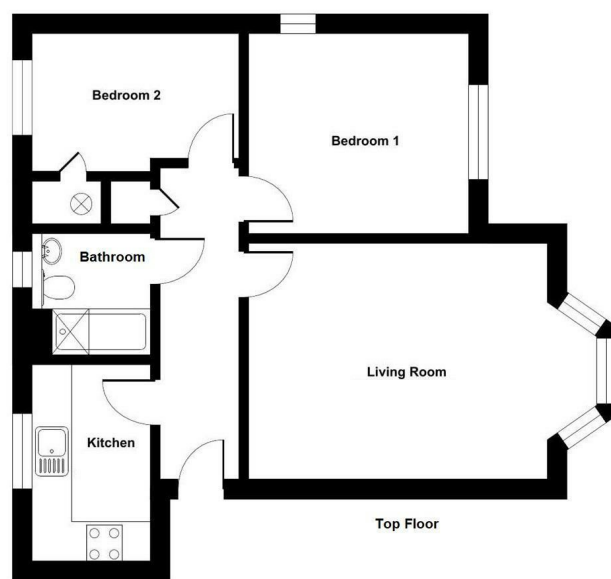




26 Kempster Close, Bedford, MK40 4FW



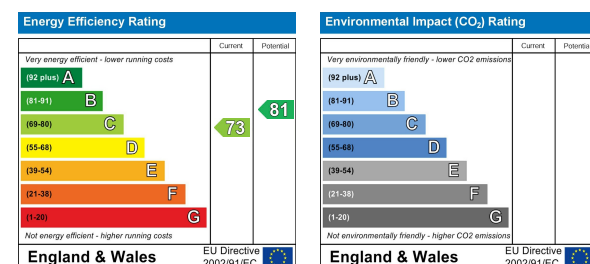
For Auction - Guide £85,000 to £95,000

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

A two bedroom top floor apartment situated within walking distance to Bedford train station and offers comfortable living accommodation in a popular area. Features a long lease term of 155 years with 134 years remaining. The property presents 530 square feet of accommodation comprising entrance hall, kitchen, lounge, two double bedrooms and a bathroom. The property is currently let on an Assured Shorthold Tenancy commencing 23rd May 2019 with a rent passing of £700 per calendar month, generating an 8.8% return.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMMODATION

ENTRANCE HALL

15'10 x 3'09

Entered via a communal entrance hall, which has a phone entry system. There is storage and doors to:-

KITCHEN

9'04 x 6'04

Fitted with a range of floor and wall mounted cabinets with composite worktops, tiled splashbacks, integrated stainless steel sink and drainer, window to the front elevation with appliances including an integrated four place electric hob with extractor above and oven below, space for a washing machine and freestanding fridge/freezer.



LOUNGE

15'01 x 11'11

A two casement window to the front elevation there are sockets and TV point connected.



BATHROOM

6'00 x 5'06

Suite comprising bath with shower over, WC, wash hand basin, electric heater with a window to the rear elevation.



BEDROOM ONE

11'01 x 10'00

With a window to the front and side elevation with space for a double bed and carpet fitted.



BEDROOM TWO

10'04 x 7'00

With a window to the side elevation with wood effect laminate flooring and a door to the airing cupboard.



OUTSIDE



LEASE DETAILS

155 years from 2005, with 134 years remaining, for any ground rent and service charge information please refer to the legal pack

SERVICES

Please refer to the legal pack.

COUNCIL TAX

Bedford Borough Council - Band B

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay buyers premium charge of £3,000 (£2,500 plus VAT).

HOW TO GET THERE

From Bedford centre take the A4280 west bound heading out of the centre over the double roundabout on Bromham Road and continuing on the A4280 taking the first exit left onto Hurst Grove. Continue down Hurst Grove through the chicane taking the third exit onto Henley Road, turn right and follow the road round to meet with Kempster Close where the property can be found at the end on the left hand side.

DOING30052025/0014

For further information on viewing call 01908 030127