



4 Merchants Court

Bedford, MK42 0AT



Bradley Cooper
Partnered With
Simpsons
Property Experts

Offering for sale this charming two-bedroom third floor apartment located in the heart of Bedford. This property is conveniently situated within walking distance of all local amenities, therefore viewings are highly recommended.

As you enter the property you're greeted by an entrance hallway which leads into the open plan, yet bright and airy living/dining & kitchen. The kitchen comprises of several wall to base fitted cupboards and space for appliances. One of the standout features of this property is the lovely balcony that overlooks the picturesque Bedford River, providing a serene spot to enjoy your morning coffee or unwind after a long day.

This apartment features two comfortable bedrooms and a three piece family bathroom suite. The master bedroom benefiting from an en-suite bathroom.

Externally there is the gated entrance which leads to the communal allocated parking bays. The parking facility adds an extra layer of security and convenience, allowing for hassle-free parking for one vehicle.

Situated in Bedford town centre, this apartment offers easy access to a variety of local amenities, including shops, restaurants, and public transport links, making it an excellent choice for those seeking a vibrant urban lifestyle.

This property is perfect for first-time buyers, young professionals, or investors looking for a prime location in a thriving area. Do not miss the opportunity to make this delightful apartment your new home.

Offers in excess of £175,000



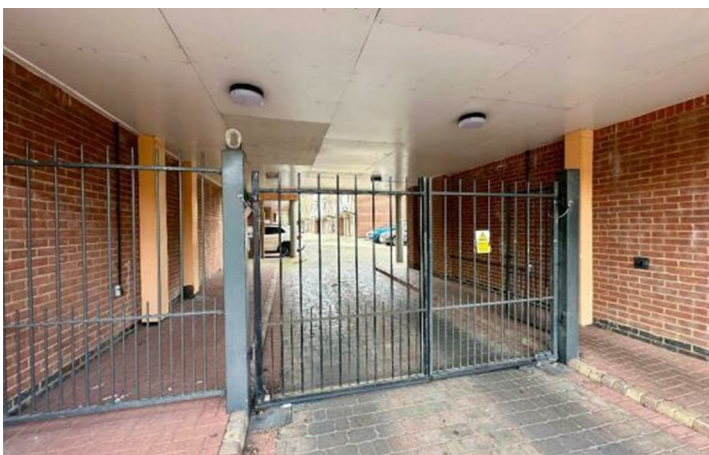
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TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	81	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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