

# 22 Millbrook Close

Wixams | Bedford | MK42 6DF

Lane & HOLMES LLP Est. 1985

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**Price £220,000**



First floor apartment

Open plan living space

Two bedrooms

Bathroom

Gas central heating

Parking space

Lake views

Leasehold

- Council Tax Band: B
- Energy Efficiency Rating: C

## Ideal first time buy or buy to let purchase…







Set in the popular Wixams development, this first-floor apartment enjoys a lovely lakeside outlook and could make a perfect buy to let investment or ideal first-time purchase.

Located on the first floor, the accommodation comprises an open-plan kitchen/living area, two double bedrooms and a bathroom. There is gas central heating and double glazing.

The property benefits from an undercover parking space and its own private entrance. There is currently a tenant in situ, so should an investor purchase the property, they could benefit from an immediate rental income.

The lease is 125 years from 2014. The annual service charge is £1,476 and the ground rent is £100. These details should be verified by your legal adviser. The current rent is £1,100 pcm.

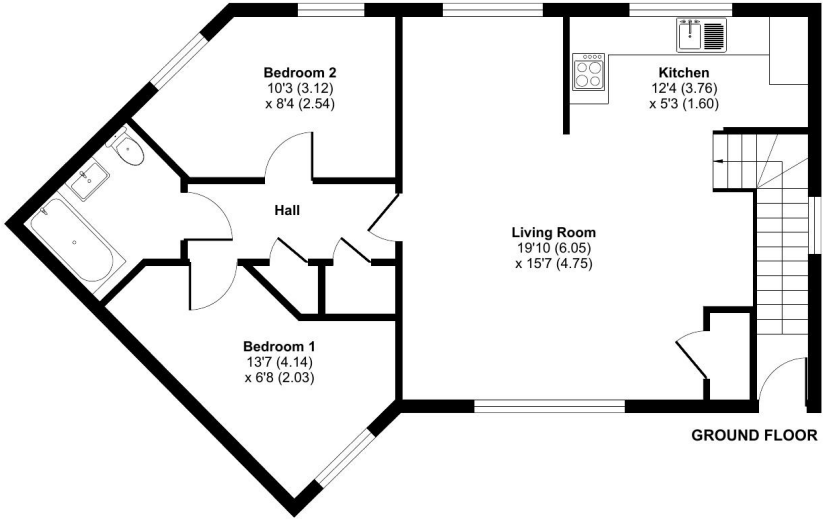
Wixams is situated to the south of Bedford and is well positioned for the new Universal UK project. It is an attractive development with well-landscaped areas and offers a range of shops and schooling facilities. Very good access is available to the A6 and A421, providing easy links to the A1 and M1.

Agents note - the photos were taken during a previous marketing period and may not reflect current condition.

# Millbrook Close, Wixams, Bedford, MK42

Approximate Area = 732 sq ft / 68 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1515463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