



Connells

Anne's Court St. Leonards Avenue
Bedford



Property Description

Ground Floor One-Bedroom Apartment -
South Bedford

A well-presented ground floor one-bedroom apartment, ideally situated in the sought-after south Bedford area, offering excellent access to local amenities and transport links.

The accommodation comprises an entrance hall leading to a bright and spacious open-plan lounge/diner, a generously sized double bedroom, a fitted kitchen, and a modern wet room.

Externally, the property benefits from an allocated parking space and access to well-maintained communal grounds.

An ideal purchase for first-time buyers, downsizers, or investors alike.



Entrance Hall

Lounge

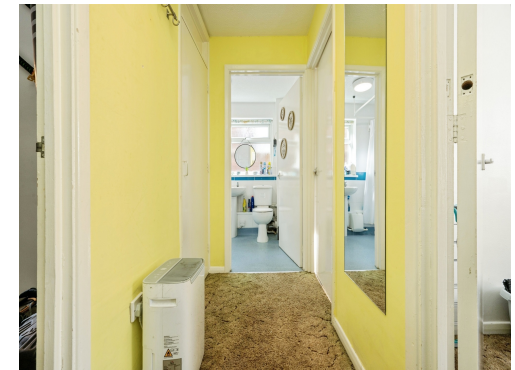
Kitchen

Bathroom

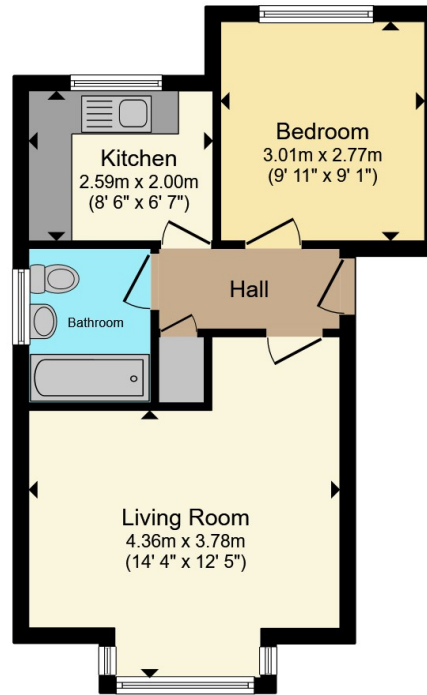
Bedroom

External

Allocated parking







Ground Floor

Total floor area 38.8 m² (418 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



To view this property please contact Connells on

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42 Allhallows
 BEDFORD MK40 1LN

EPC Rating: E

Council Tax
 Band: A

Service Charge:
 1176.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BED313083

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.

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