



Pembroke court

Warwick Avenue | | Bedford | MK40 2FQ

Price Guide £225,000

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Co

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Nestled in the CHARMING area of Warwick Avenue, Bedford, this DELIGHTFUL property offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and two bathrooms, including an ensuite to the master, this home is ideal for both potential tenants and professionals seeking a PEACEFUL retreat close to the hustle and bustle of town life.

The property highlights include a spacious reception room, providing a welcoming space for relaxation and entertaining. The living accommodation is both decent and practical, ensuring that you have all the space you need for modern open plan living. The secured gated access adds an extra layer of safety and peace of mind, making it an attractive option for those who value SECURITY.

Situated just a stone's throw from the town center and the train station, this location is PERFECT for commuters and those who enjoy the vibrancy of local amenities. The LOVELY surroundings enhance the

- FIRST FLOOR APARTMENT
- EN-SUITE TO MASTER
- 22ft LOUNGE/DINER/KITCHEN
- POPULAR LOCATION
- ALLOCATED PARKING
- TWO BEDROOMS
- SIZEABLE ENTRANCE HALL
- BATHROOM
- ELECTRONIC GATED ACCESS
- NO UPWARD CHAIN

COMMUNAL ENTRANCE HALL

Stairs rising to first floor.

INNER HALL

Door leading to entrance hall

ENTRANCE HALL

Security entrance phone, walk in cupboard with plumbing for washing machine, doors to main rooms



Ideally situated within walking distance of Bedford town center and railway station making this wonderful property and superb proposition for a would be commuter.



LOUNGE/DINER/KITCHEN

22'8 x 13'11 (6.91m x 4.24m)

Open plan living double glazed bay sash windows to front, built in four ring gas hob with oven under and extractor hood over, base and wall mounted units, integrated fridge freezer, concealed wall mounted boiler, inset spotlighting.

MASTER BEDROOM

13'11 x 11'2 (4.24m x 3.40m)

Two double glazed sash windows to rear built in wardrobe.

EN SUITE

6'11 x 5'3 (2.11m x 1.60m)

Three piece suite comprising shower, pedestal wash hand basin, low level WC, tiled flooring, heated towel rail, inset spot lighting.

BEDROOM 2

10'9 x 8'3 (3.28m x 2.51m)

Double glazed window to front.

BATHROOM

8'2 x 5'6 (2.49m x 1.68m)

Three piece suite comprising bath with mixer shower over, pedestal wash hand basin, low level WC, heated towel rail, inset spotlighting.

OUTSIDE

Allocated parking for one vehicle, secured electronic gated access.

TENURE

LEASEHOLD

Approximate years remaining- 241 years

Ground rent- £250 p/a

Service charges- £1600 p/a

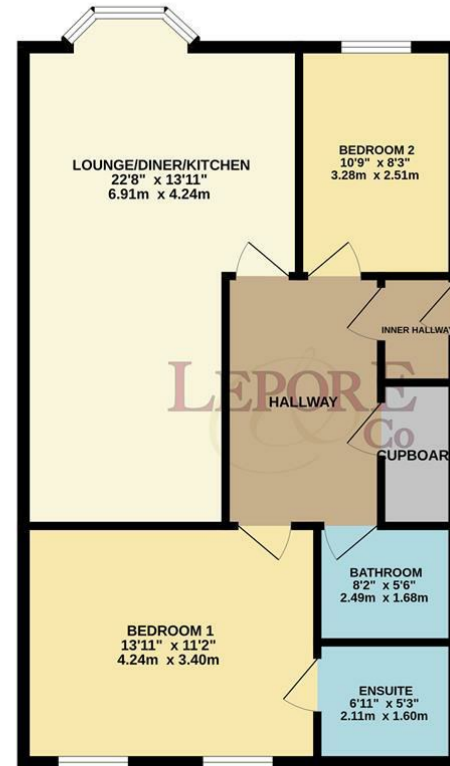
TAX BAND

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GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(12 plus) A			
(91-91) B		84	84
(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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