



22 Millbrook Close

Wixams | Bedford | MK42 6DF

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Price £230,000

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.

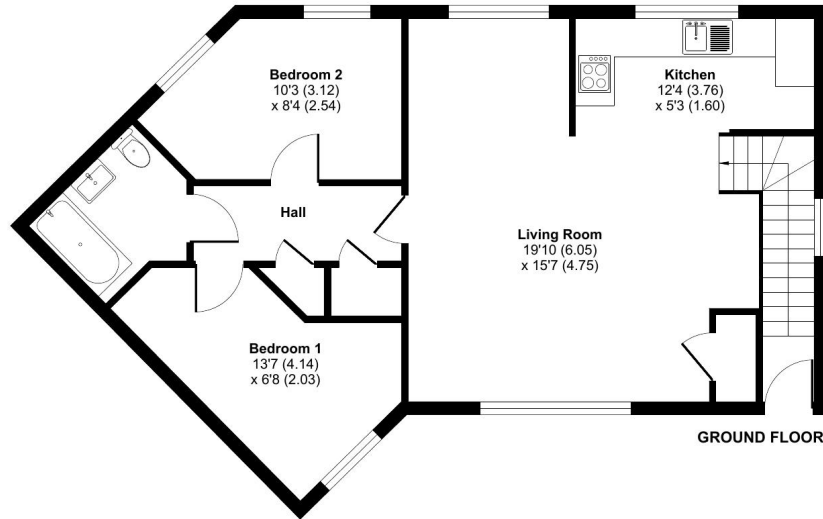
Agents note - the photos were taken during a previous marketing period and may not reflect current condition.



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). © ncthecom 2026. Produced for Lane & Holmes. REF: 1515463

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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

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