



**Connells**

Cedar House Burns Road  
Shortstown Bedford



# Cedar House Burns Road Shortstown Bedford MK42 0XU

for sale  
**£220,000**



## Property Description

Situated in the popular South Bedford location of Shortstown, this well-presented first-floor two-bedroom apartment offers modern, comfortable living ideal for first-time buyers, professionals, or investors alike.

The accommodation comprises a welcoming entrance hall leading to two well-proportioned bedrooms, an open-plan lounge, kitchen and dining area-perfect for both everyday living and entertaining-and a contemporary family bathroom.

Externally, the property benefits from allocated parking spaces, providing convenience and peace of mind for residents.

Ideally located close to local amenities and offering excellent road access to surrounding areas, this apartment combines practicality with a desirable setting.

Viewing is highly advised to fully appreciate the accommodation and location on offer!!



**Entrance Hall**

**Lounge/Diner**

**Kitchen**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bathroom**

**External**

**Parking**



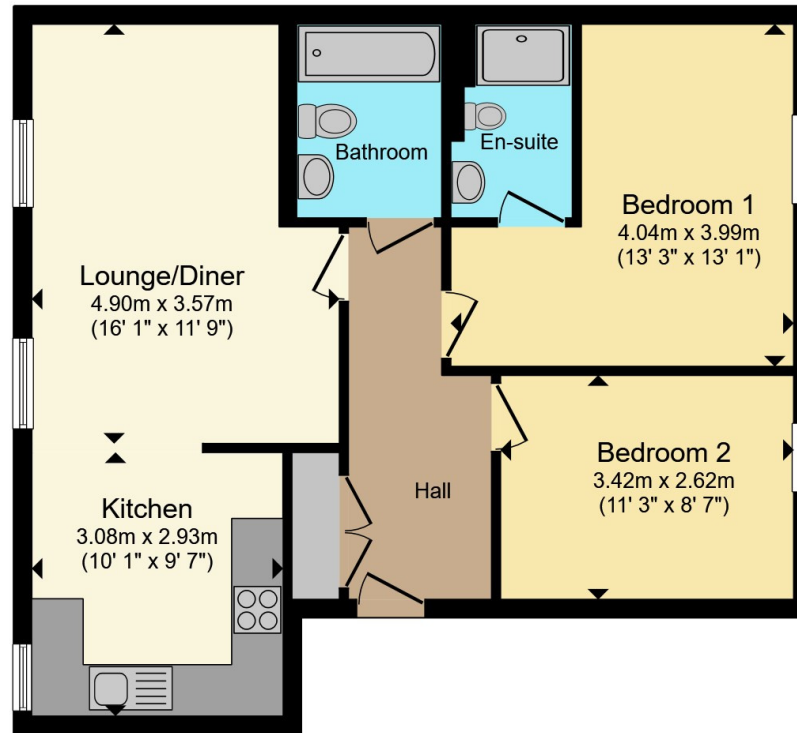












Total floor area 63.7 m<sup>2</sup> (685 sq.ft.) approx

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](http://www.propertybox.io)

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To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1560.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312671](http://connells.co.uk/Property/BED312671)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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