





## Property Description

Connells are please to offer for sale this well presented ground floor apartment located in South Bedford. This property comprises of entrance hall, lounge, kitchen, main bedroom and bathroom.

Externally the property also benefits from allocated parking, This property would make an idea first time purchase or buy to let and a viewing is highly advised.

## Entrance Hall

## Lounge/Diner

16' 1" x 10' 9" ( 4.90m x 3.28m )

## Kitchen

9' 4" x 7' ( 2.84m x 2.13m )

## Main Bedroom

13' 2" x 9' 1" ( 4.01m x 2.77m )

## Bathroom

## Allocated Parking

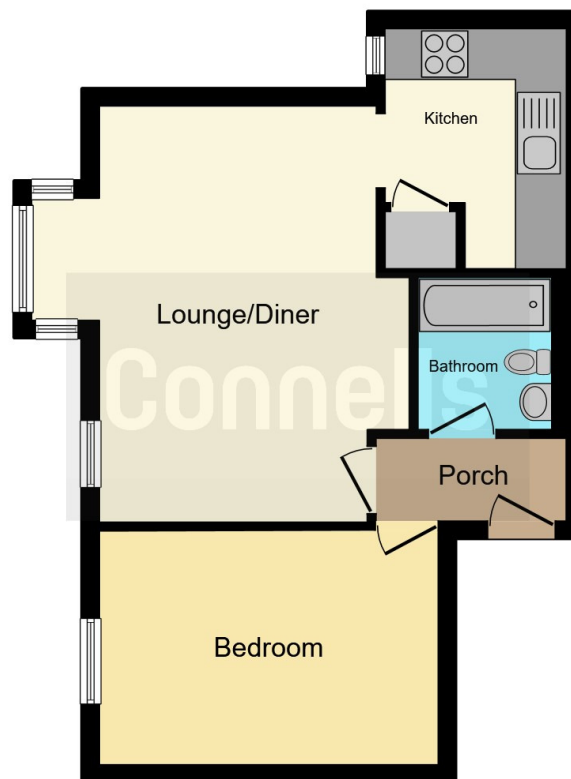
## Agents Note

Please note this a corporate instruction therefor we have limited information about this property.









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.focalagent.com](http://www.focalagent.com)

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: D

Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED312715](http://connells.co.uk/Property/BED312715)**

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.

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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