



**Connells**

Bushmead Avenue  
Bedford



## Property Description

Located in the ever-popular Castle Quarter area of Bedford, this generous first-floor apartment offers an excellent opportunity for buyers seeking space, character, and convenience. Positioned just a short walk from the picturesque Embankment and local amenities, the property is ideally situated for both leisure and everyday living.

Upon entering, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. The well-proportioned lounge provides a comfortable and relaxing space, perfect for unwinding or entertaining guests. The separate kitchen offers ample storage and worktop space, making it a practical and functional area for cooking.

The apartment features two spacious double bedrooms, both offering flexibility to suit a variety of lifestyles. One of the bedrooms benefits from the potential to create an en suite (subject to relevant consents), adding further appeal and convenience to the home.

This charming apartment would make an ideal first-time purchase, downsize, or investment, thanks to its desirable location and spacious layout.

Early viewing is highly recommended to fully appreciate what this property has to offer!!

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom One**

**Bedroom Two**

**Storage Cupboard**

**Bathroom**

**Agent Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



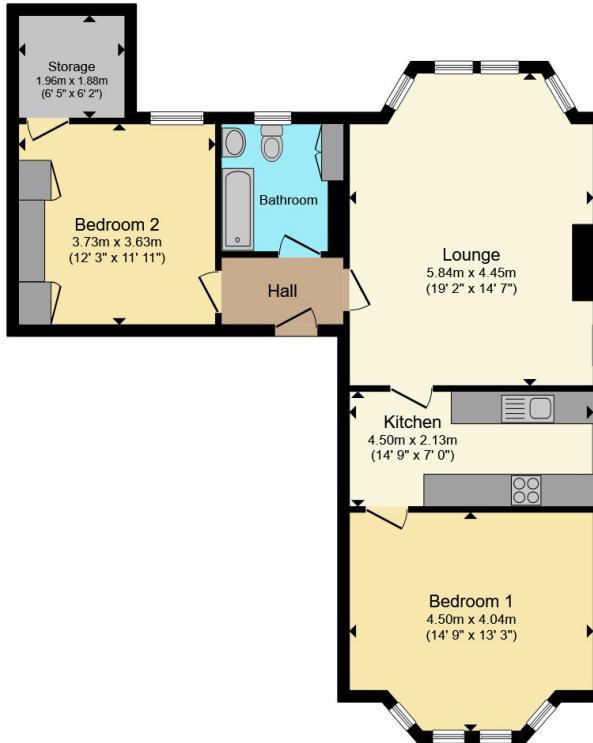
**Service Disclaimer**

All services/appliances have not, and will not be tested









Total floor area 78.1 m<sup>2</sup> (841 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)

Connells

To view this property please contact Connells on

**T 01234 345 303**  
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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/BED312902](http://www.connells.co.uk/Property/BED312902)**

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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