



Flat 3, 71 Goldington Avenue, Bedford, MK40 3DA

Lane & Holmes
Est. 1985

Flat 3
71 Goldington Avenue
Bedford
MK40 3DA

Guide £250,000

Two floors
Spacious master bedroom
Ensuite
Large living room
Second bedroom
Bathroom
Kitchen
Communal garden
Off-road parking
Leasehold with a share of Freehold



- Council Tax Band B
- Energy Efficiency Rating D

A spacious duplex flat in an ideal location...



Lane and Holmes are delighted to offer for sale this spacious two-storey flat situated on Goldington Avenue, a desirable and convenient location.

The accommodation is arranged over the first and second floor. The first-floor features a spacious living room, which benefits from a bay window that fills the space with natural light, and a fitted kitchen. There is a good-sized double bedroom and a bathroom. The second floor is wholly occupied by the master bedroom and ensuite, where two dormer windows help maintain a sense of openness. There is also access to the eaves and loft space, providing ample storage.

Outside, there is a communal garden, as well as a communal parking area. Other benefits include double-glazed sash windows and gas central heating.

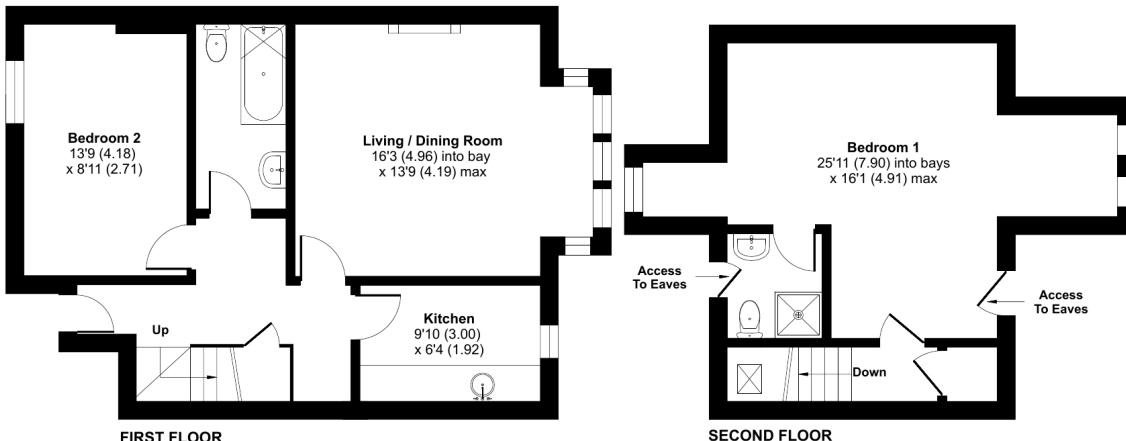
The property is conveniently located within walking distance of Bedford town centre and the mainline railway station, which offers fast and frequent services to London and beyond. Bedford Park and The Embankment are also easily accessible.

The property is leasehold, with a share in the Freehold of the building. There is a 150-year lease that started in 2010, meaning around 134 years remain. There is currently a service charge of £1500 per year, which can be paid monthly, and there is no ground rent charge.

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Approximate Area = 910 sq ft / 84.5 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). © ntchecom 2023. Produced for Lane & Holmes. REF: 1408008