

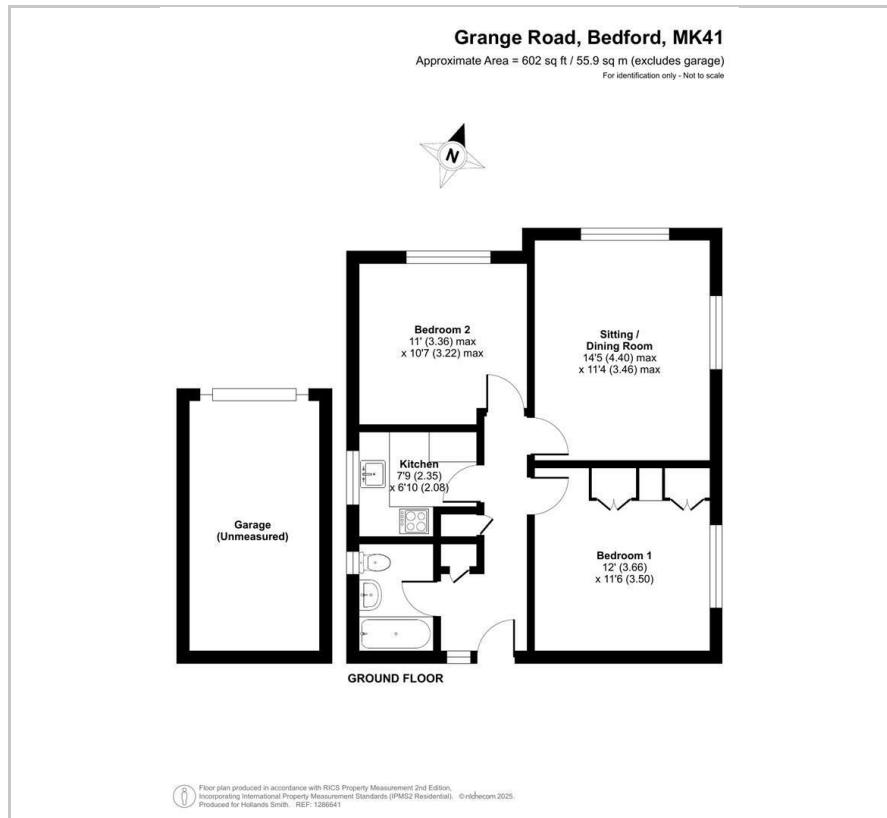
**Lorraine Court Grange Road**

, Bedford, MK41 9SQ

**£175,000**



## Floor Plan



## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) |  | A                       | 81        |
| (81-90)  |  | B                       | 64        |
| (69-80)  |  | C                       |           |
| (55-68)  |  | D                       |           |
| (39-54)  |  | E                       |           |
| (21-38)  |  | F                       |           |
| (1-20)   |  | G                       |           |
| Not energy efficient - higher running costs              |  |                         |           |
| England & Wales  |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Purpose Built First Floor
- Two Bedrooms
- Flat
- Living Room
- Kitchen
- Bathroom
- Garage
- Share of Freehold



This purpose built first floor flat occupies a prominent corner position overlooking Goldington Road and offers spacious rooms and the added bonus of a garage in a block behind the building. Available with no upward chain, all of the rooms are accessed from a central hallway and the accommodation offers a living room, two double bedrooms, kitchen and bathroom. Heating is by electric storage heaters and all of the windows are uPVC double glazed. The flat has been well maintained though would now benefit from general improvement throughout. In addition to the garage, a further feature is that a share in the freehold of the building will be conveyed with the sale.

The property is conveniently situated for many of the town's amenities with the town centre around a mile and a half away. There are a choice of supermarkets within walking distance along with popular pubs/restaurants and a convenience store/post office just across the road. TENURE: Leasehold with a share of freehold - We understand that the property is held on a 999 year lease, further details awaited. The annual service charge amounts to £440.00 with an additional charge for block buildings insurance. EER: D 64



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