



**Connells**

Britannia House Palgrave Road  
Bedford



### Property Description

\*\*\*ATTENTION FIRST TIME BUYERS & INVESTORS\*\*\*

\*\*\*CLOSE TO BEDFORD HOSPITAL\*\*\*

\*\*\*WALING DISTANCE TO BEDFORD TRAIN STATION\*\*\*

Connells are pleased to bring to the market this spacious ground floor 2 bedroom apartment in Britannia House located centrally in Bedford. This property comprises of entrance hall, open plan kitchen/lounge/diner with doors opening onto the properties own balcony, 2 bedrooms, ensuite to master, bathroom and underground parking.

#### Location:

This popular location provides the perfect balance for family living/first time buyers/commuters. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links including the A1. It also benefits perfect access to the train station for anyone commuting into London, to the hospital for doctors/nurses and a few minutes walk into the town centre. Superb for anyone to check out and enjoy the riverside restaurants and bars.

Viewing highly advised!!!

**Entrance Hall**

**Lounge/Diner**

**Kitchen**

**Bedroom One**

**Ensuite**

**Bedroom Two**

**Bathroom**

**External**

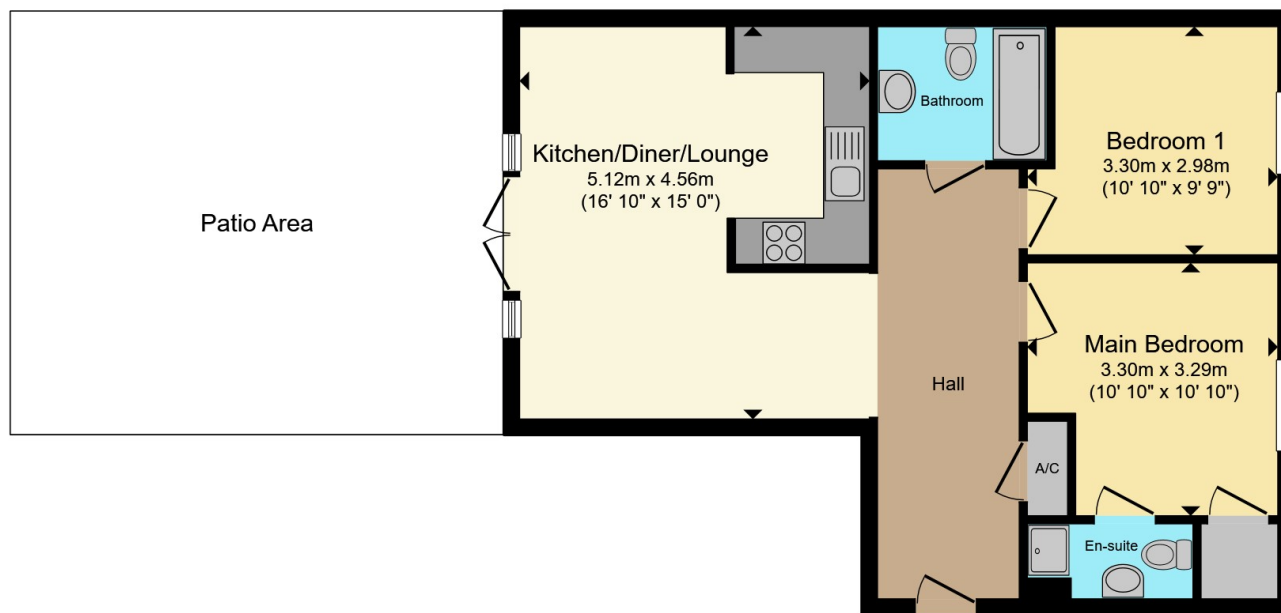
Allocated parking

**Balcony**









## Ground Floor

Total floor area 62.8 m<sup>2</sup> (676 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**

**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
BEDFORD MK40 1LN

EPC Rating: C Council Tax  
Band: C

Service Charge:  
2800.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED313058](http://connells.co.uk/Property/BED313058)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 2006. 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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Property Ref: BED313058 - 0005

