



Aspley Court Warwick Avenue, Bedford MK40 2UH

welcome to

Aspley Court Warwick Avenue, Bedford

William H Brown are pleased to offer for sale this two bedroom retirement apartment situated in the popular location of Warwick Avenue. Viewing is highly recommended.

Entrance Hall

Entered via wooden door, door leading to large storage cupboard, coving to ceiling and doors leading to all rooms.

Lounge

Double glazed window, wall mounted electric heater, coving to ceiling and opening leading to kitchen.

Kitchen

Fitted kitchen comprising wall and base units with worksurfaces over, stainless steel sink and drainer unit with mixer tap over, tiling to splashback areas, space for electric oven and gas hob over and double glazed window.

Bedroom One

Double glazed window, built in wardrobe and overhead storage cupboards, coving to ceiling and wall mounted electric heater.

Bedroom Two

Double glazed window, wall mounted electric heater and coving to ceiling.

Shower Room

Suite comprising shower cubicle with shower attachment over, vanity wash hand basin with mixer tap over, low level WC and fully tiled.





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Aspley Court Warwick Avenue, Bedford

- Two bedroom retirement apartment
- Lounge/diner
- Kitchen
- Residents lounge and laundry service
- Lift to all floors

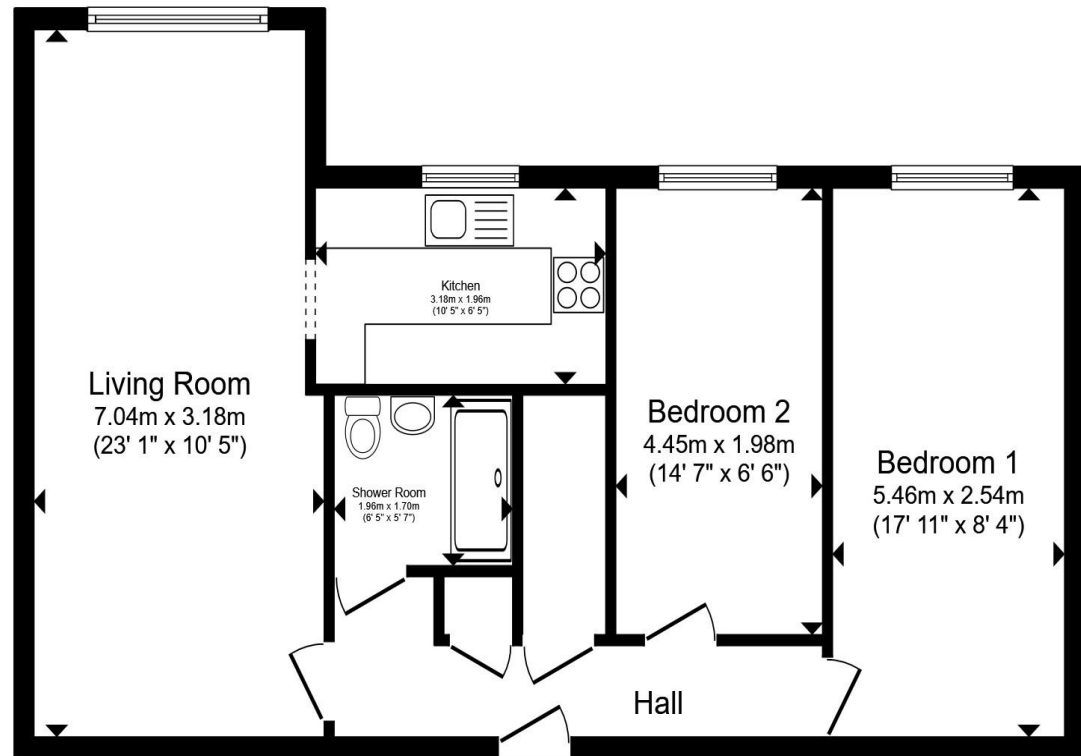
Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£130,000



Total floor area 66.1 m² (712 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



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Property Ref:
BFD105788 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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