



Orchard Drive, Kempston, Bedford, MK42 7PG
Guide price £270,000 Leasehold



A beautifully presented 2 double bedroom first floor apartment ideally located in this exclusive private estate on the outskirts of Kempston. Presented in show home condition throughout, this stunning property offers over 800sqft of living accommodation creating the perfect space for modern family living. The apartment offers a welcoming entrance hall with large storage cupboards, a doorway then leads through to a superb open plan lounge/kitchen dining room with integrated appliances to the kitchen area, a French double door Juliet balcony allowing plenty of natural light into the room and there is a convenient study area just off the lounge. Across the hallway you will find a light & airy master bedroom with a beautifully presented en suite, a double 2nd bedroom with plenty of wardrobe space and a modern family bathroom. The property also benefits from a intercom entry system into the communal entrance hall, solar panels, a superbly maintained communal nearby, access to bin & bike stores and there are 2 allocated parking spaces directly behind the apartment in a neatly maintained parking courtyard. Being just a short walk to local shops, schools and parks, this stunning apartment is one not to be missed!

Communal Entrance Hall

Entrance Hall

Living/Kitchen/Dining Room

20'2 x 16'2 (6.15m x 4.93m)

Study Area

7'3 x 4'5 (2.21m x 1.35m)

Bedroom 1

12' x 9'10 (3.66m x 3.00m)

En Suite

Bedroom 2

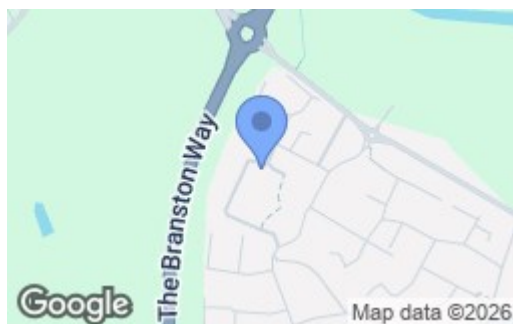
12' x 10'1 (3.66m x 3.07m)

Family Bathroom

2 Allocated Parking Spaces

Bin & Bike Stores

Council Tax: B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Maximum	Current	Maximum
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales E3 Directive 2002/91/EC

Communal Garden Nearby

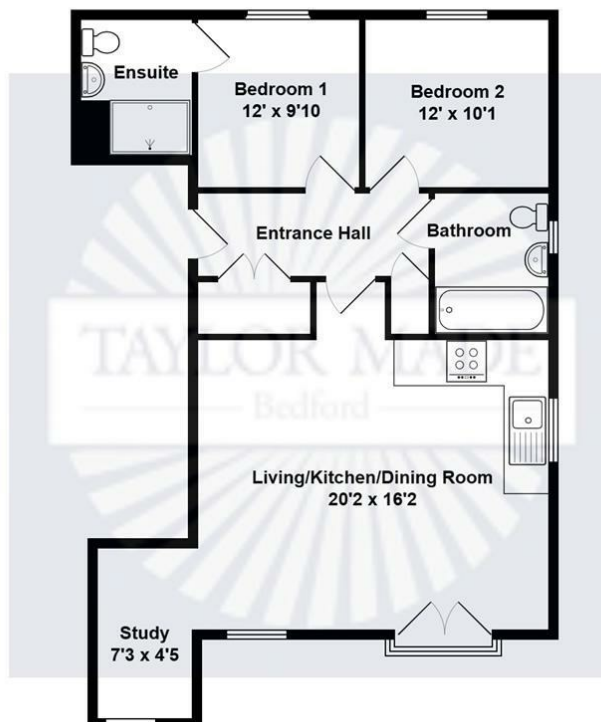
Lease Details

Lease - 243 years remaining

Service charge - £2,060 per year

Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.



36, Orchard Drive, Kempston, MK42 7PG

Total Area: 75 SqM = 807.3 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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