



16 Charlbury Court, Merton Road, Bedford, MK40 3AE



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Merton Road
Bedford
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Price £190,000

First-floor apartment
Living/dining room
Fitted kitchen
Two double bedrooms
Bathroom
Allocated parking space
Communal garden
999-year lease from January 2023
Central location
Share of freehold



- Council Tax Band B
- Energy Efficiency Rating C

Well-presented two-bedroom flat in a highly sought-after location...



Lane and Holmes are pleased to present this two-bedroom first-floor apartment, ideally located just beyond Bedford's town centre and within easy walking distance of Bedford's charming Victorian Park.

The accommodation includes a well-sized master bedroom alongside a second double bedroom. A bright living/dining area flows into the fitted kitchen, creating a practical space suited to everyday living. The bathroom is equipped with a bath and overhead shower.

The property is fitted with plenty of storage and benefits from gas central heating.

There is a communal garden which is well-maintained, shared bike and bin storage, and there is also an allocated parking space.

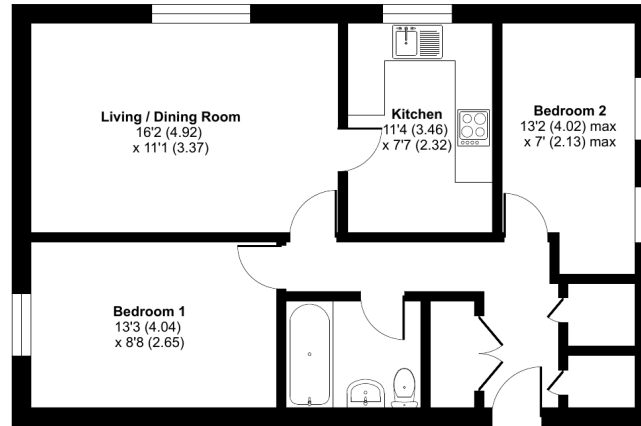
The apartment comes with a share of the freehold and a 999-year lease granted in January 2023, with around 996 years remaining. The service charge is £1,152 per annum and there is a fee of £35 per annum for administration of the freehold. The ground rent is peppercorn. These details should be verified by your legal advisor.

Bedford Railway Station • 1.5 miles
Milton Keynes • 18 miles
A1 Black Cat Roundabout • 11.5 miles
M1 Junction 13 • 11 miles

Merton Road, Bedford, MK40

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1438809



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

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