



85-87 Ashburnham Road, BEDFORD, MK40 1EA

Welcome to

85-87 Ashburnham Road, BEDFORD

A well-presented one-bedroom first-floor apartment located in Ricardo House, Ashburnham Road, positioned directly opposite Bedford Train Station, making it ideal for commuters.

Living/Dining Room

13' 9" max x 12' 6" max (4.19m max x 3.81m max)
Carpeted, Electric Heater, Electric Fireplace, 2
Windows to the Front Aspect

Bathroom

Lino Flooring, WC, Wash Hand Basin, Bath with
Overhead Shower, Heated Towel Rail, Extractor Fan,
Electric Shaver Socket, Window to the Front Aspect

Hallway

Carpeted, Electric Heater, Storage Unit above Water
Tank Cupboard, Intercom Phone

Kitchen

10' x 7' 1" (3.05m x 2.16m)
Lino Flooring, Electric Hob & Cooker, Fridge Freezer,
Washing Machine, Dishwasher, Microwave, Heated
Towel Rail, Extractor Fan, Window to the Side Aspect

Bedroom

13' 5" x 13' 2" (4.09m x 4.01m)
Carpeted, Electric Heater, 2 Wardrobes (either side
of bed both staying), Window to the Rear Aspect

Parking

In front of garage at the back (fob entry or code to
get through electric gate), Visitor parking at the
front

Agents Note

Management Charges - £90 per month





View this property online williamhbrown.co.uk/Property/BFD105629



Welcome to

85-87 Ashburnham Road, BEDFORD

- One-Bedroom Flat
- First Floor
- Desirable Location
- Electric Fireplace in Living/Dining Room
- Garage Allocated Parking to the Rear

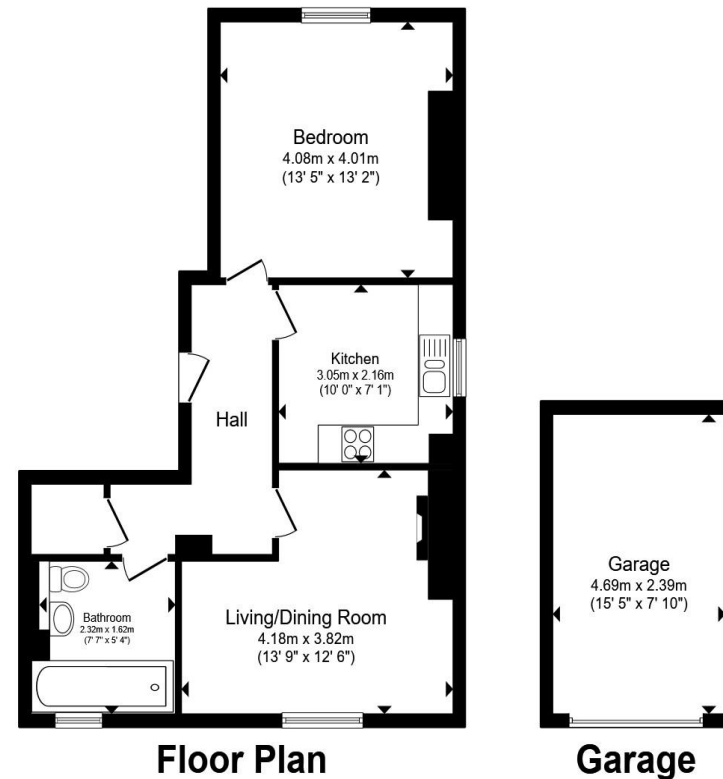
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Total floor area 70.5 m² (759 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



View this property online williamhbrown.co.uk/Property/BFD105629



Property Ref:
BFD105629 - 0003

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 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 cannot 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



01234 268367



bedford@williamhbrown.co.uk



40 Allhallows, BEDFORD, Bedfordshire, MK40 1LN



williamhbrown.co.uk