



**Carmichael Drive, Shortstown, Bedford, MK42**

**Bedford**

Guide Price  
**£180,000**

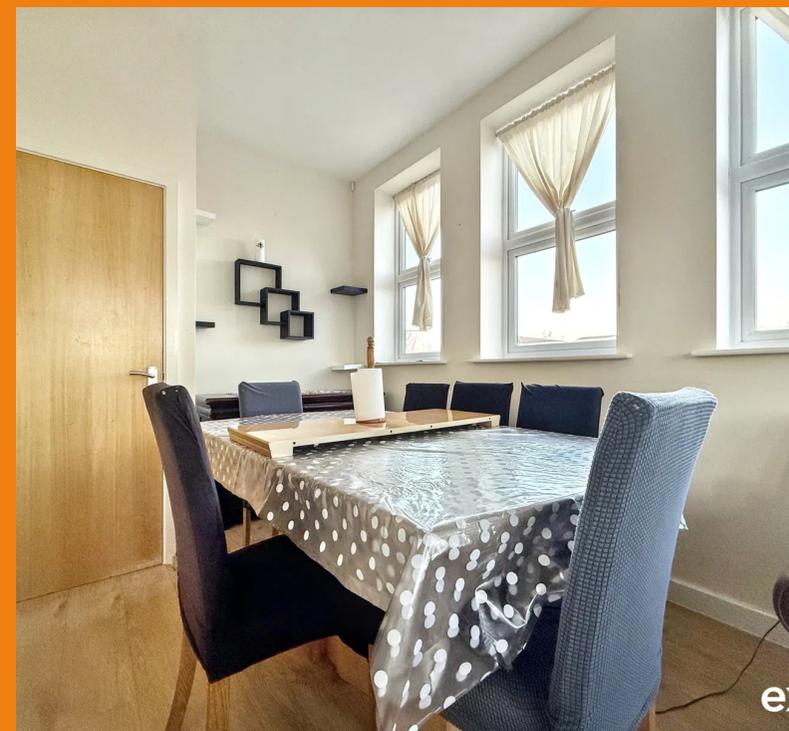
Bedrooms: | Bathrooms: | Receptions:  
2 | 1 | 1

Council Tax Band: B

Tenure: Leasehold

Property Type: Apartment

- Top floor apartment on the second floor
- One allocated parking space plus communal bike storage
- Chain free sale for a smooth purchase
- Prime Shortstown location – just 8 minutes from the proposed Universal Studios site
- Walking distance to Tesco, Doctors Surgery and Shortstown Primary School
- Bright and spacious open-plan kitchen/living area with multiple windows allowing excellent natural light
- Buyer Reservation Fee of 4.5% including VAT (minimum £6,600), paid in addition to the purchase price
- Sold via the Modern Method of Auction with a 56-day completion timeline
- Auction pack provided in advance, offering full legal and property details for transparency before bidding (£349 inc. VAT)
- EG1332



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EG1332

This beautifully presented top floor apartment is situated on the second floor and offers a bright, spacious layout throughout. The property includes one allocated parking space and access to a communal storage area, perfect for storing bicycles.

Located in Shortstown, Bedford, the home is approximately an 8-minute drive from the proposed Universal Studios site, adding fantastic future investment potential. The property is sold chain free, providing a smooth and straightforward purchase opportunity.

Everyday conveniences are close by, with Shortstown Primary School just a 5-minute walk away, and a local Tesco and Doctors Surgery only 3 minutes on foot. For commuters, Bedford Train Station is approximately 13 minutes by car, offering direct links into London and beyond.

As shown in the floorplan, the property benefits from an abundance of natural light flooding through the multiple windows in the spacious kitchen/dining area. This home is ideal for a first-time buyer or a new property investor looking to start or expand their portfolio in a growing and well-connected location.

#### Auctioneer comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

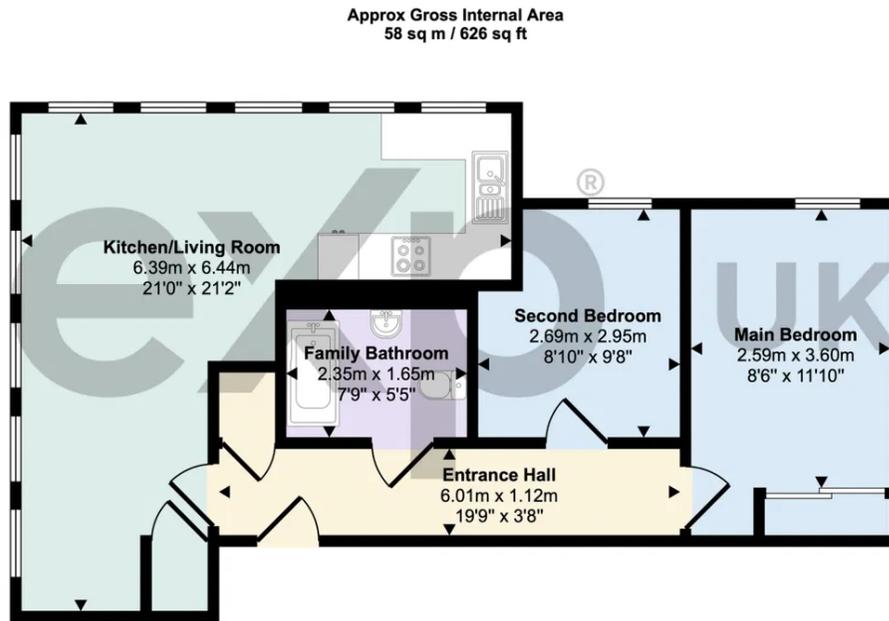
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Part Payment Deposit of 4.5% of the purchase price, subject to a minimum of £6,600.00. This is paid to reserve the property to the buyer during the Reservation Period and is used as part-payment towards the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ethan Gaulter  
Local Estate Agent  
01908 464 950  
Ethan.Gaulter@exp.uk.com  
<https://ethangaulter.exp.uk.com>

ETHAN GAULTER  
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