



## Holland House

16a Linden Road | | Bedford | MK40 2DA

Asking Price £210,000

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# Holland House

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A SUPERB TWO Bedroom ground floor apartment ideally situated within walking distance of all local amenities, town centre and nearby Bedford rail station with access to London St Pancras International. This WONDERFUL property would make an ideal INVESTMENT opportunity or FIRST TIME purchase to live in. The accommodation highlights briefly comprises, SIZEABLE entrance hall, 14ft lounge/diner with a sash bay window overlooking the front aspect, kitchen with built in oven and hob, main bedroom with EN-SUITE, further bedroom and bathroom. There is also a communal garden and allocated parking space to the rear. To fully appreciate this EXCELLENT property an internal viewing is strongly advised. NO UPWARD CHAIN. Call to view.

AGENTS NOTES The property owner HAS A SHARE OF THE FREEHOLD which will be transferred to the new owner.

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- 14ft LOUNGE DINER
- EN SUITE TO MASTER BEDROOM
- KITCHEN -BUILT IN OVEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BATHROOM
- MUST BE VIEWED
- NO UPWARD CHAIN

## COMMUNAL HALL LEADING TO ENTRANCE

### ENTRANCE HALL

Laminate flooring, two built in cupboards, doors to main rooms.

### LOUNGE DINER

14'0" x 11'0" (4.27 x 3.35)

Double glazed bay sash window to front, laminate flooring, opening to



A superb two bedroom ground floor apartment ideally positioned with excellent access links to town centre and nearby railway station.



## KITCHEN

7'0" x 6'0" (2.13 x 1.83)

Built in 4 ring electric hob with oven under and extractor over, base and wall mounted units, wall mounted boiler, plumbing for washing machine, integrated fridge freezer, inset spot lighting.

## BEDROOM 1

12'0" x 7'0" (3.66 x 2.13)

Double glazed sash window to front, laminate flooring.

## EN SUITE

Three piece suite comprising shower cubicle, pedestal wash hand basin, low level wc, tiled flooring, inset spot lighting, heated towel rail.

## BEDROOM 2

9'0" x 7'0" (2.74 x 2.13)

Two double glazed sash windows to side, laminate flooring, built in cupboard.

## BATHROOM

7'0" x 5'0" (2.13 x 1.52)

Three piece comprising paneled bath with mixer shower over, low level wc, pedestal hand basin, tiled flooring, inset spotlighting.

## COMMUNAL GARDEN AND PARKING

Allocated parking to rear.

## TAX BAND

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## TENURE

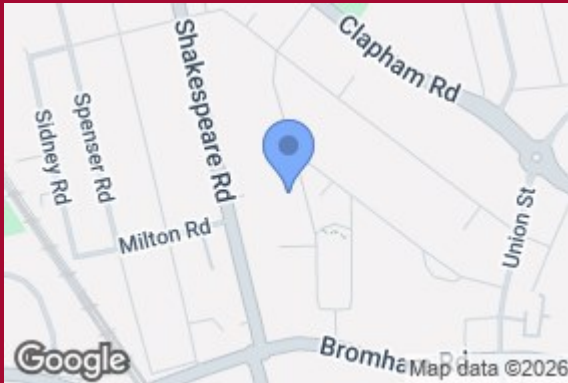
LEASEHOLD

A PART SHARE OF THE FREEHOLD.

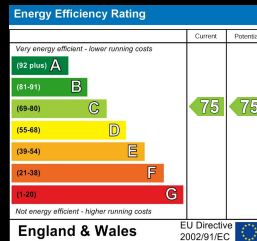
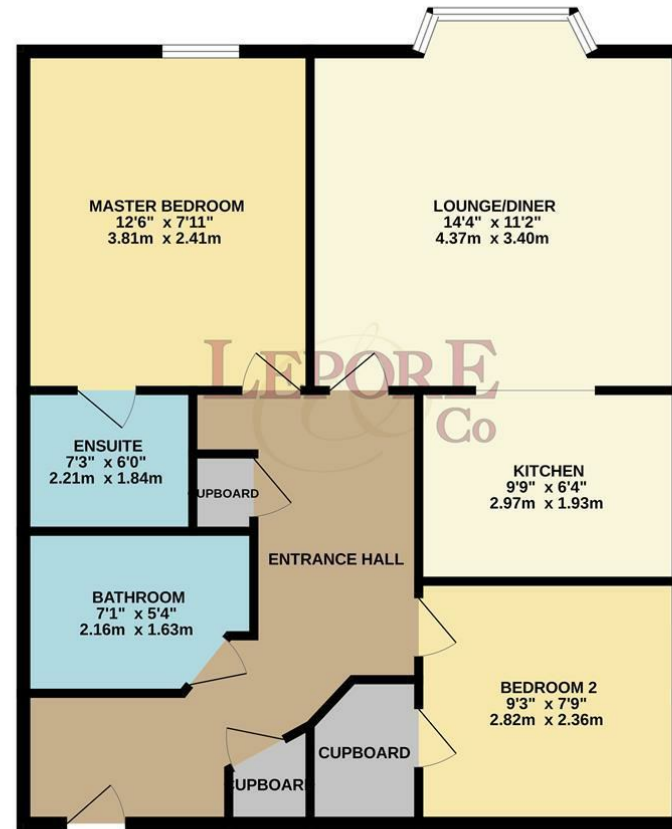
SERVICE CHARGE & GROUND RENT COMBINED

Approximately £1200 p/a (subject to confirmation)

YEARS REMAINING approximately 105 years left on lease.(subject to confirmation)



GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



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