



13 Wordsworth Court, Byron Crescent, Bedford, MK40 2EJ

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Byron Crescent  
Bedford  
MK40 2EJ

Price £160,000

Ground floor apartment

Two bedrooms

Living room

Kitchen

Bathroom

Gas central heating

Communal parking

No chain

Leasehold



- Council Tax Band B
- Energy Efficiency Rating C

Ideal first time buy or buy to let purchase...



This modern purpose-built apartment forms part of a development of similar homes and could make an ideal first-time purchase, or perhaps, someone looking for a buy to let.

The property is situated on the ground floor and is approached via a communal hallway with security door, serving just four homes.

The accommodation is well presented throughout and includes a spacious living/dining room, a fitted kitchen, two bedrooms and a bathroom.

Benefits include gas central heating, double glazing and communal parking.

The location is very convenient for Bedford's town centre facilities and is a short walk from a Sainsburys and an Aldi. The mainline railway station is approximately 0.7 miles away, for fast and frequent connections to the capital and beyond.

There is no chain, so a quick completion is available.

Lease term: 125 years from 1st April 1982 (approx. 81 years remaining)

Ground rent: £10 per annum

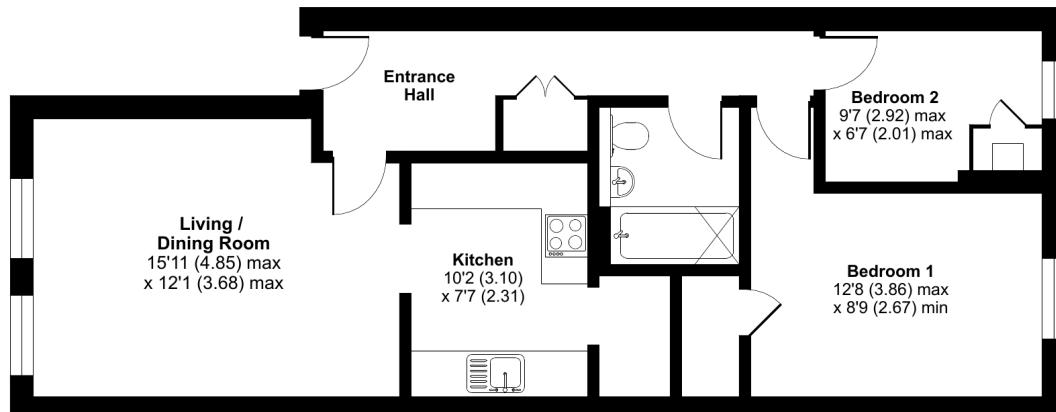
Service charge: Estimated £1850.16 from 1 April 2025 to 31 March 2026.

These details should be verified by your own legal advisor.

## Byron Crescent, Bedford, MK40

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2026.  
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