



## Wheelwright House

Palgrave Road | | Bedford | MK42 9GQ

Price Guide £295,000

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Bedford | MK42 9GQ  
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Nested on the popular Palgrave Road in Bedford and overlooking the Great River Ouse this stunning duplex penthouse apartment offers a perfect blend of modern living and comfort. The property has a contemporary design and is spread across two spacious floors, providing an abundance of room for relaxation and entertainment.

The main highlights include entrance hall, cloakroom/wc, 17ft lounge, 15ft kitchen/diner, three double bedrooms including master bedroom with ensuite and upstairs bathroom.

One of the standout features of this property is the private balcony, which offers panoramic views of the surrounding area, making it an ideal spot for morning coffee or evening relaxation.

The apartment also benefits from secured underground parking for two vehicles, providing peace of mind and easy access.

Located close to all local amenities, residents will find shops, restaurants, and recreational facilities just a

- DUPLEX PENTHOUSE
- ENSUITE TO MASTER
- 17ft LOUNGE
- CLOAKROOM/WC
- BALCONY WITH SUPERB VIEWS
- THREE DOUBLE BEDROOMS
- ELEVATOR ACCESS
- 15ft KITCHEN/DINER
- BATHROOM
- SECURED UNDER GROUND PARKING FOR TWO VEHICLES

## COMMUNAL ENTRANCE HALL

Elevator access to top floor.

## ENTRANCE HALL

9'2 x 5'11 (2.79m x 1.80m)

Stairs rising to first floor, security entrance phone, built in cupboard housing hot water cylinder, doors to main rooms.

## CLOAKROOM/WC

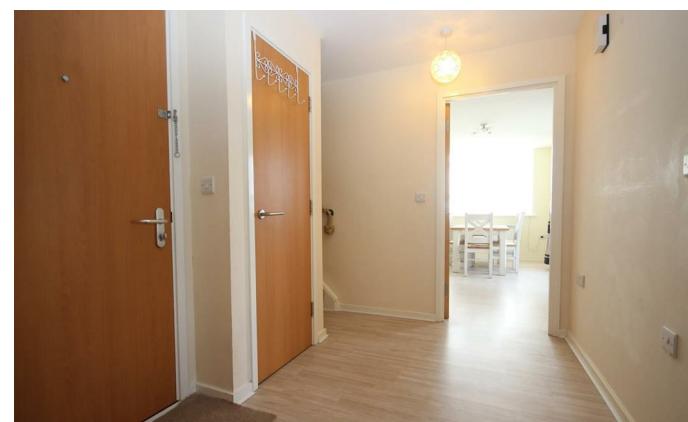
6'11 x 4'9 (2.11m x 1.45m )

Two piece suite comprising low level wc, pedestal wash hand basin, heated towel rail.

## LOUNGE

17'1 x 14'3 (5.21m x 4.34m )

Double glazed windows to front aspect sliding patio doors leading to balcony, airconditioned unit.



A rarely available and impressive three double bedroom duplex penthouse enjoying spectacular panoramic views across Bedfordshire.



## KITCHEN/DINER

15'2 x 14'8 (4.62m x 4.47m)

Built in four ring electric hob with oven under and extractor over, base and wall mounted units, integrated dish washer and fridge freezer and washing machine, wall mounted heater, double glazed windows to side, double glazed sliding patio doors leading to balcony.

## LANDING

Access to loft void, wall mounted heater, fire exit, doors leading to main rooms.

## MASTER BEDROOM

15'11 x 14'4 (4.85m x 4.37m)

Double glazed window to side, wall mounted heater.

## ENSUITE

7'6 x 3'1 (2.29m x 0.94m)

Three piece suite comprising shower, low level wc, pedestal wash hand basin, heated towel rail.

## BEDROOM 2

17'5 x 11'5 (5.31m x 3.48m)

Double glazed window to side, wall mounted heater.

## BEDROOM 3

16'9 x 10'6 (5.11m x 3.20m)

Double glazed window to front, built in wardrobe and cupboards, wall mounted units.

## BATHROOM

7'7 x 5'9 (2.31m x 1.75m)

Three piece suite comprising paneled bath with mixer shower over, low level wc, pedestal wash hand basin, heated towel rail.

## BALCONY

14'3 x 13'7 (4.34m x 4.14m)

Artificial grass, wall surround, enjoying stunning panoramic views across the Great river Ouse and Bedfordshire.

## TENURE

### LEASEHOLD

LEASE REMAINING - 980 years

GROUND RENT - £300 p/a

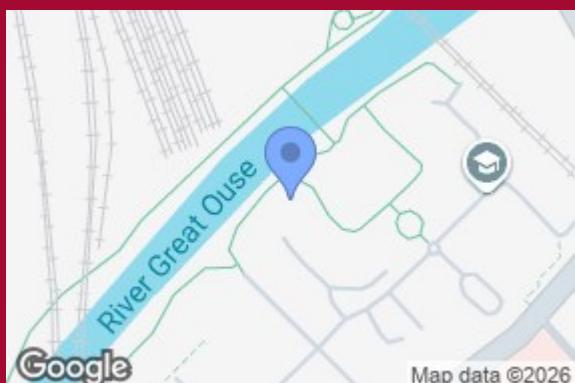
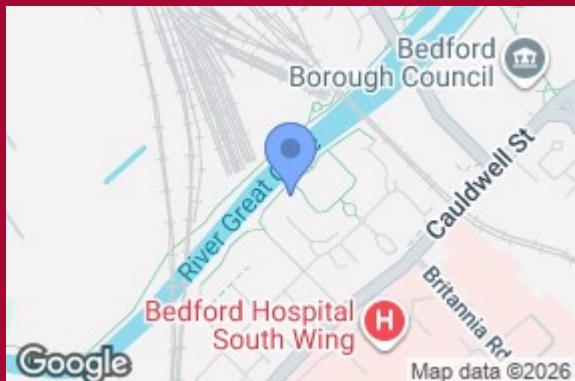
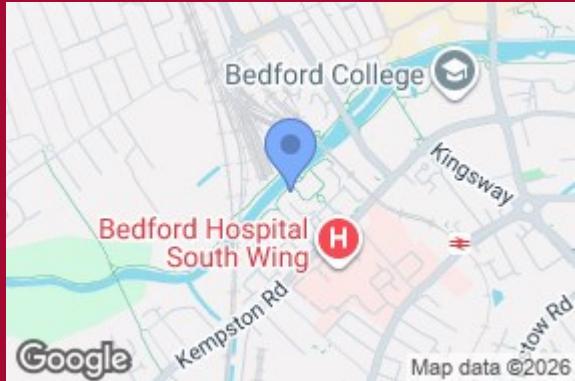
SERVICE CHARGES - Approximately £4000 p/a

Agents notes.

The above terms are subject to clarification from solicitors.

## COUNCIL TAX

BAND C



GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.

1ST FLOOR  
709 sq.ft. (65.9 sq.m.) approx.

TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(70-80)	C	
(55-69)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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