



**St Bede's**  
Entrance →  
14 Conduit Rd

Residents Parking,  
Deliveries &  
Emergency Vehicles  
ONLY

Residents Parking  
ONLY

Flat 16, St. Bede's, Conduit Road, Bedford, MK40 1FB



Flat 16, St. Bede's  
Conduit Road  
Bedford  
MK40 1FB

Price £160,000

Chain free, ground floor  
apartment with direct garden  
access...

Over 55's only

75% shared ownership

Ground floor apartment

Wheelchair accessible

Assisted Living complex

Living room with access to communal  
gardens

Two bedrooms

Modern kitchen

Landscaped gardens

No chain



- Council Tax Band C
- Energy Efficiency Rating B

## Striking a perfect balance between independent living with the option of care...



Lane and Holmes are pleased to offer for sale this two bedroom apartment in the centrally located St Bede's development on Bromham Road, for sale to those over the age of 55.

This chain free, ground floor apartment includes two bedrooms accessed from a central hallway, a sizeable living/dining area, with open access into the modern kitchen area which includes integrated appliances such as fridge and freezer. There is also a large wet room. The property benefits from double glazing and boasts a door leading from the living room to a private patio area and beautifully landscaped communal gardens. Access is via a fob security entry system and there are lifts to all floors.

The development was created as an assisted living complex striking a perfect balance between independent living with the option of

care being available on site should the need ever arise. The development provides a huge number of amenities on site for the residents including a coffee lounge, hairdresser, podiatrist and a cinema room, as well as laundry facilities. All this and more is set within well maintained garden areas.

St Bede's is situated on the corner of Bromham Road, a short walk from Bedford town centre and mainline train station. As well as the amenities onsite, Bedford provides a broad range of shops, and restaurants as well as the gorgeous Embankment and redeveloped Riverside.

The purchase will be for 75%, with Orbit retaining 25%, with a lease of 125 years from 2014 (approximately 114 years remaining).

Monthly costs:

Service charge = £333.75

Water rates = £11.54

Heating = £90.78

Care alarm charge = £64.40

Ground rent = £12.50

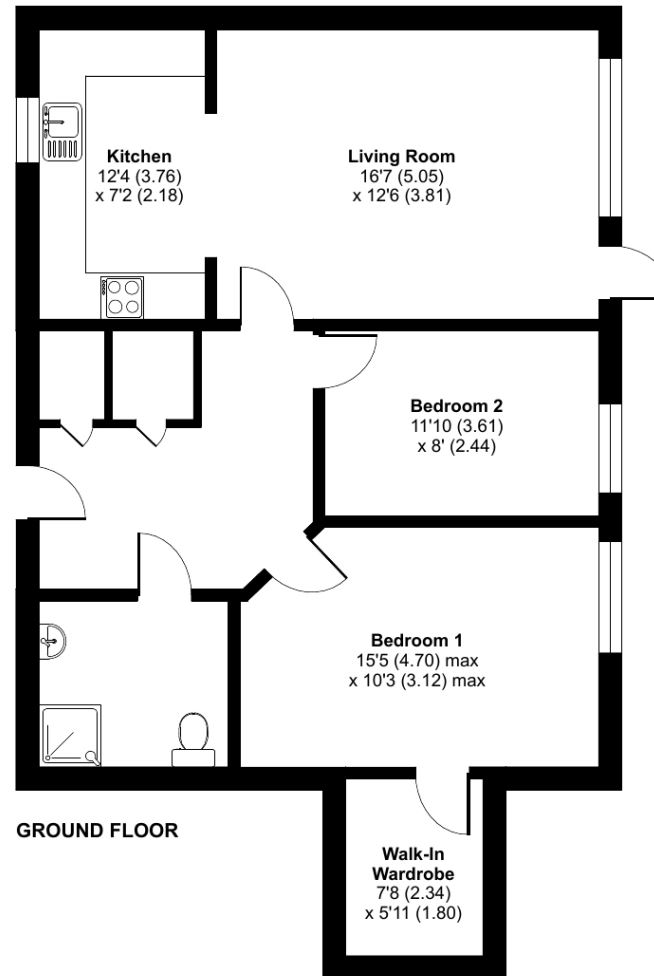





# Conduit Road, Bedford, MK40

Approximate Area = 817 sq ft / 75.9 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). © nitchecom 2025. Produced for Lane & Holmes. REF: 1305503



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

