



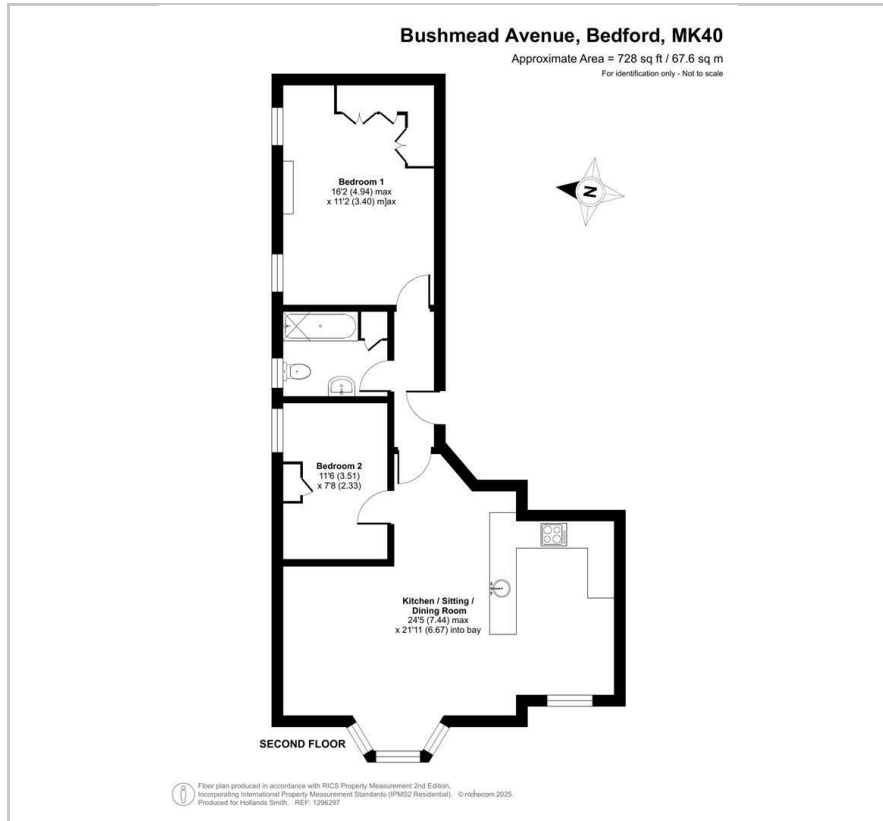
**54 Bushmead Avenue**

, Bedford, MK40 3QW

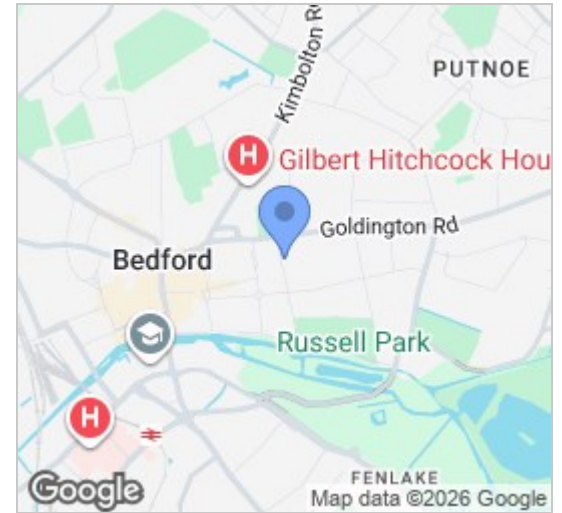
**£260,000**



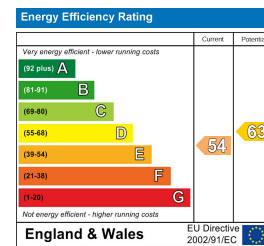
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Converted Second Floor Flat
- Large Living Room with Bay to Front
- Refurbished Bathroom
- Delightful Tree Lined Avenue
- No Onward Chain
- Two Bedrooms
- Well Equipped Kitchen
- Gas Radiator Heating
- Close to Local Shops, Cafes & Delis



Occupying one of the town's most popular tree lined avenues, this converted top floor apartment has been much improved and updated in recent years. There is a spacious living room and kitchen with a bay window and a delightful aspect down the avenue. The kitchen is well equipped with built-in appliances. There is a well proportioned double bedroom with fitted wardrobes and a further single bedroom or study. The bathroom has recently been refurbished. We understand that the property is held on a long lease and that a share of the freehold will be conveyed with the sale. The apartment lies close to Bedford's picturesque Embankment and within a short stroll of the independent coffee shops, delis and restaurants on the thriving Castle Road. The property is available with no onward chain.

Council Tax Band: A EPC Rating: E

The property is held on 215 year lease which commenced in March 1975, leaving approximately 164 years of unexpired term. The current annual service/maintenance charge amounts to in the region of £1,000. A share of the freehold will be conveyed with the sale with the new owner becoming a shareholder in the limited company which owns the freehold. The kitchen features an integrated oven & hob, fridge/freezer and dishwasher. There is plumbing and space for a washing machine in the bathroom cupboard. The windows to the front are uPVC double glazed whilst the original sash units also feature double glazed sealed units. Annual residents parking permits can be purchased allowing vehicles to be parked anywhere in Bushmead Avenue and Zone E of the Controlled Parking Zone.



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