Connells

Ketwell House Tavistock Street
Bedford

Ketwell House Tavistock Street
Bedford MK40 2HB

for sale guide price
£70,000

Property Description

Central Bedford One-Bedroom Flat - Ideal for First-Time Buyers & Investors

Situated in the heart of Bedford, this one-bedroom flat offers an excellent opportunity for first-time buyers and investment purchasers alike. With its prime central location and practical layout, this property combines convenience with comfortable living.

The accommodation comprises a welcoming entrance hall, a fitted kitchen, and a spacious lounge diner positioned to the rear of the property, providing a pleasant and relaxing living space. The generously sized bedroom offers comfortable accommodation, complemented by a well-appointed bathroom.

One of the key features of this property is its superb central position within Bedford, offering easy access to a wide range of local amenities including shops, restaurants, and leisure facilities. Bedford railway station is within close walking distance, providing excellent transport links for commuters.

This property represents a fantastic opportunity in a highly sought-after area and is expected to attract strong interest.

Viewing is highly recommended to fully appreciate the location and potential this property has to offer

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Lounge

Kitchen

Bedroom

Bathroom

First Floor

Total floor area 52.6 m² (567 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01234 345 303
E bedford@connells.co.uk

42 Allhallows
BEDFORD MK40 1LN

EPC Rating: D

Council Tax Band: A

Service Charge: 241.00

Ground Rent: 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED312937

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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