



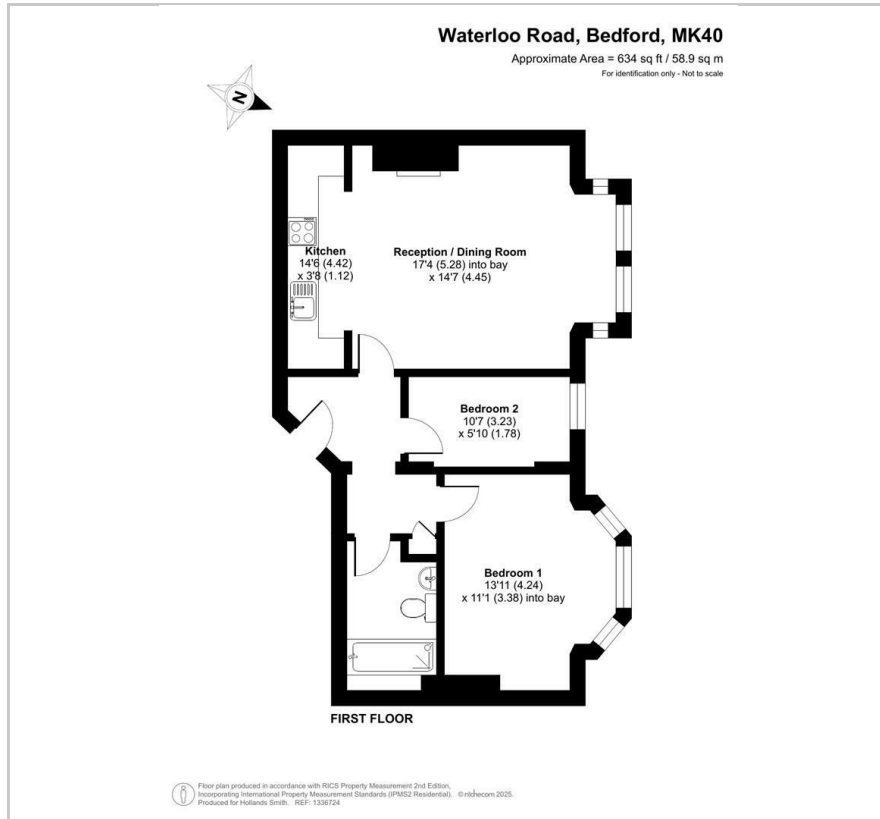
**39 Waterloo Road**

, Bedford, MK40 3PG

**£220,000**



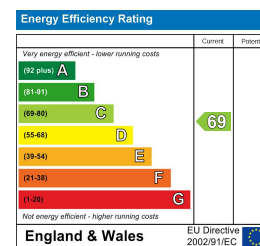
## Floor Plan



## 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.



Occupying one of the town's most exclusive addresses, this converted first floor apartment is on the doorstep of the picturesque Embankment and the range of amenities on the bustling Castle Road. The property overlooks the tree lined road and features two large bay windows to the living room and main bedroom. There is also the rare benefit of access to the private one acre paddock to the rear - a facility which is enjoyed exclusively by the adjoining residents. There is a spacious living room and kitchen with fitted appliances, two bedrooms and a bathroom. Heating is by gas to radiators and the property is available for sale with no onward chain. Off road parking is available to the side. There will be a new 125 year lease and the proposed annual service charge will amount to approximately £900. Situated within Bedford's Conservation area a range of independent coffee shops and delis are within a short walk. A selection of popular pubs and restaurants are also close at hand.

Council Tax Band: A EPC Rating: D

This spacious first floor apartment is located at the front of the building with the two bay windows providing a light aspect along the tree lined road. The communal areas have recently been refreshed with new flooring and decor and provides a warm, welcoming feel. The town centre is within a fifteen minute walk whilst Russell Park and Castle Road are each a street away.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**[www.hollandsmith.co.uk](http://www.hollandsmith.co.uk)**