



Connells

Pembroke Court Warwick Avenue
Bedford



Property Description

****Well-Presented Two Bedroom Ground Floor Apartment with Private Garden - Central Bedford****

Situated in the heart of Bedford, this well-presented ground floor apartment offers modern, comfortable living in a highly convenient location.

The property comprises a welcoming entrance hall leading to two generously sized double bedrooms, with the master benefiting from a contemporary en-suite shower room. To the rear of the apartment is a bright and spacious open-plan lounge, kitchen, and dining area, ideal for both everyday living and entertaining. Patio doors open directly onto a private garden, providing a rare and desirable outdoor space.

Externally, the property further benefits from a secure, gated car park, offering peace of mind and convenience.

Ideally located within easy walking distance of Bedford train station, a wide range of local amenities, and well-regarded schools, this apartment is perfectly suited for professionals, small families, or investors alike.



Entrance Hall

Lounge/Kitchen/Diner

Bedroom One

Ensuite

Bedroom Two

Bathroom

External

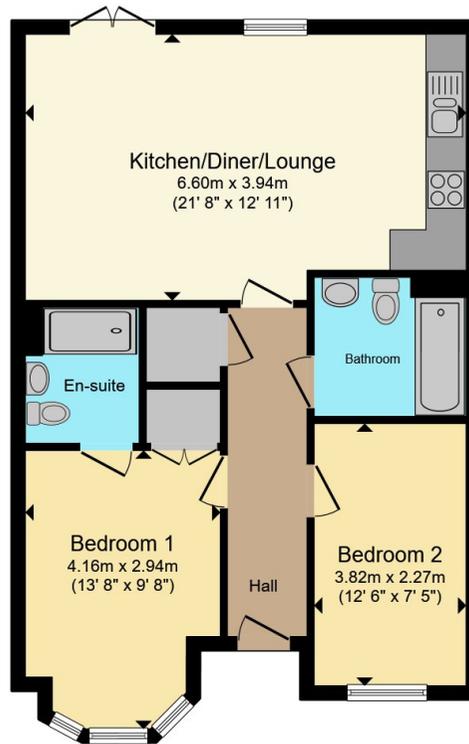
Private Garden

Parking









Total floor area 62.9 m² (678 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



To view this property please contact Connells on

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42 Allhallows
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EPC Rating: B Council Tax
 Band: B

Service Charge: 656.00 Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BED309988

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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