



Castle Quay, Bedford
A fabulous 2 bedroom apartment in this desirable area of Bedford Town, a stone's throw from Castle Quay's bars & restaurants
Price £185,000 Leasehold

Stylish Town Centre Living...

A stylish 2 bedroom first floor modern apartment ideally located in the Castle quarter and a short distance from the embankment & town centre. Internally the property offers a large entrance hall, a spacious open planned lounge/kitchen dining room, 2 double bedrooms with an ensuite to the master, a modern bathroom and an allocated parking space. With no upward chain, this superb property is ideal for first time or investment buyers alike.





DESCRIPTION

Communal Entrance: Entered via a security intercom system with stairs to the first floor, a lift and a door through to the parking area.

Entrance Hall: A large welcoming hall way with wooden flooring, spotlights to ceiling, radiator, airing cupboard and a door through to:

Lounge/Kitchen Dining Room: 15'10 x 15'2: A light and airy open planned kitchen lounge area ideal for modern living with double glazed doors and a Juliet balcony, a double glazed window, wooden flooring radiator & spotlights. The well presented kitchen consists of a stainless steel 1.5 bowl inset sink & mixer tap, integrated cooker with a gas hob & fitted extractor over, integrated fridge freezer, washing and dishwasher, a range of base & eye level units and a concealed gas boiler.

Bedroom 1: 14'3 x 10'10: A spacious master bedroom with double glazed doors and a Juliet balcony, radiator and a door to:

Ensuite: A white suite comprising a low level W/C, wall mounted wash basin with mixer tap, shower cubicle with mains shower & tiled splashbacks, heated towel rail, tiled flooring, spotlights, shaver points & extractor fan.

Bedroom 2: 11'5 x 8'11: A large double bedroom with a double glazed window, radiator & spotlights.

Bathroom: A stylish bathroom with a white panelled bath & wall mounted mixer tap with mains shower over, low level W/C, wall mounted wash basin with mixer tap, tiled splashbacks, heated towel rail & tiled flooring, shaver points & spotlights.

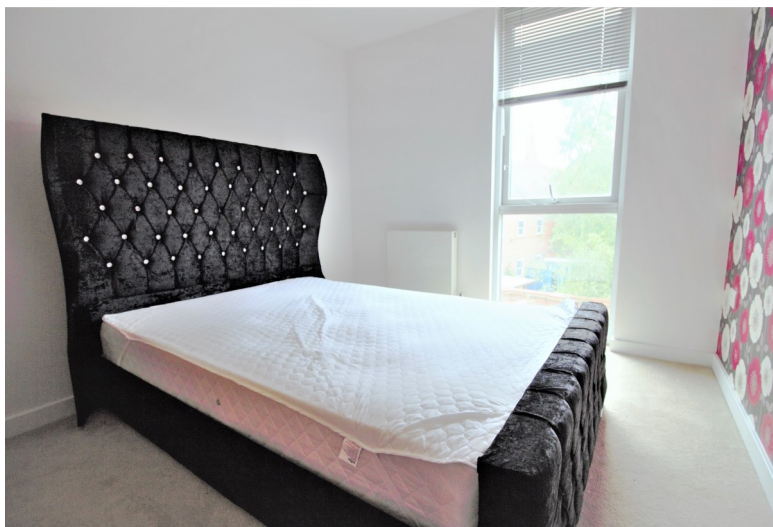
Allocated Parking: The property comes with an allocated parking space behind a secured electric gate.

IMPORTANT INFORMATION:

Lease - 125 years from 16th March 2007 to March 2132

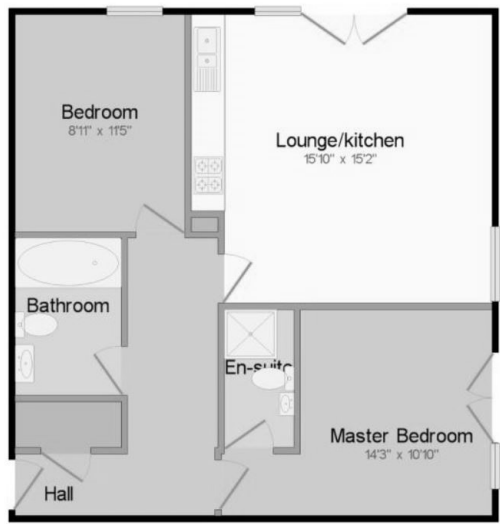
Service charge - £452.51 per quarter

Ground rent - £50 per quarter

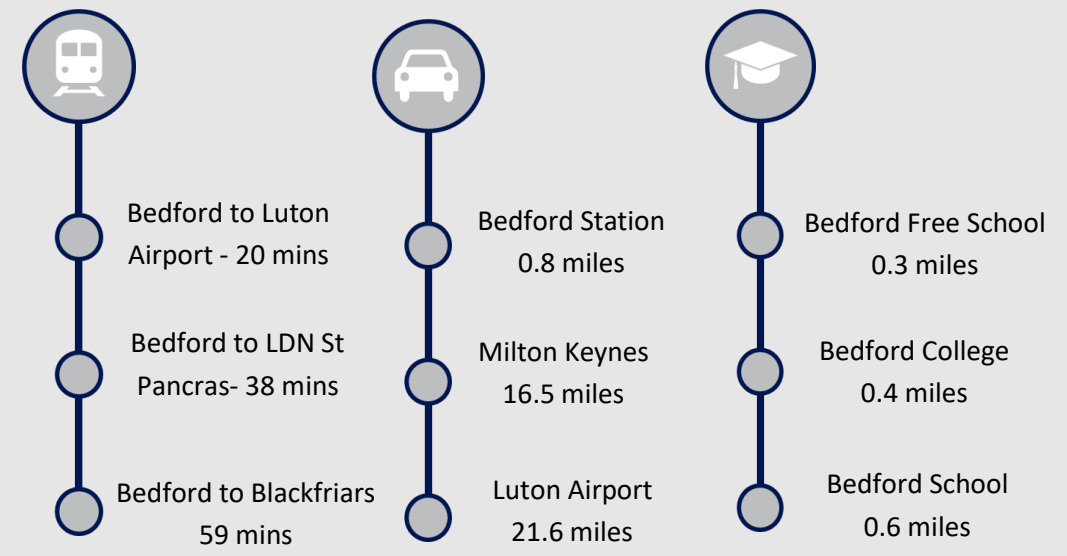




Bedford is a thriving commuter town on the banks of the River Ouse. This old market town is now a bustling commuter hub due to fast train times into the capital, good road access and excellent local amenities. Bedford train station, journeys to Luton take under 20 minutes and London St Pancras- under 40 minutes. The road links also offer direct access to the A428, A421, the M1 and the A1M.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	81



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