



**11 THE LIMES, LINDEN ROAD,
BEDFORD MK40 2UX**

11 THE LIMES, LINDEN ROAD, BEDFORD, MK40 2UX

LEASEHOLD PRICE: £129,950

A TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN LOVELY ORDER THROUGHOUT.

A good opportunity to purchase this 2 bedroom ground floor, purpose-built retirement apartment located close to Bedford Town Centre. Owners/occupiers must be 60 years of age or above & be subject to an initial interview with the warden. The development includes lift access to all floors, communal lounge & laundry room for the use of all residents. The accommodation is spacious throughout & presented in good order and has a newly installed shower room, modern fitted kitchen, in good decorative order and has very pleasant views, and an internal inspection comes recommended to fully appreciate the presentation. **Agents Note: the current vendor will not be increasing the lease.**

The accommodation briefly comprises: Communal entrance hall, entrance hall proper, refitted shower room, 1 x double bedroom with fitted wardrobes, very good size lounge diner with pleasant views and a modern & fitted kitchen with space for all the relevant appliances. The property benefits from: UPVC double glazed windows, instantaneous multi-point hot water tank, modern fitted kitchen with all the relevant freestanding appliances, new shower room and is in good decorative order.

The property is situated walking distance to local amenities and Bedford Town Centre for extensive shopping facilities and Sainsburys Superstore. Also, within walking distance is the 60-acre Victorian Bedford park for picturesque walks. The mainline railway station is also close by.

- 68 YEAR LEASE
- SERVICE CHARGE AND BUILDINGS INSURANCE £152.80 PCM
- NEW KITCHEN
- NEW SHOWER ROOM
- LOUNGE DINER

- STAIR AND LIFT ACCESS
- COMMUNAL GARDENS
- COMMUNAL LOUNGE
- QUIET LOCATION
- NO UPWARD CHAIN

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. FEBRUARY 2020. These details are presented Subject to Contract and Without Prejudice.

MAP:



Energy Performance Certificate



11 The Limes, 30-34, Linden Road, BEDFORD, MK40 2UX

Dwelling type: Ground-floor flat
Date of assessment: 28 May 2013
Date of certificate: 30 May 2013
Reference number: 8109-2080-9929-9427-3573
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,164
Over 3 years you could save	£ 213

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 120 over 3 years	
Heating	£ 630 over 3 years	£ 465 over 3 years	
Hot Water	£ 366 over 3 years	£ 366 over 3 years	
Totals	£ 1,164	£ 951	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

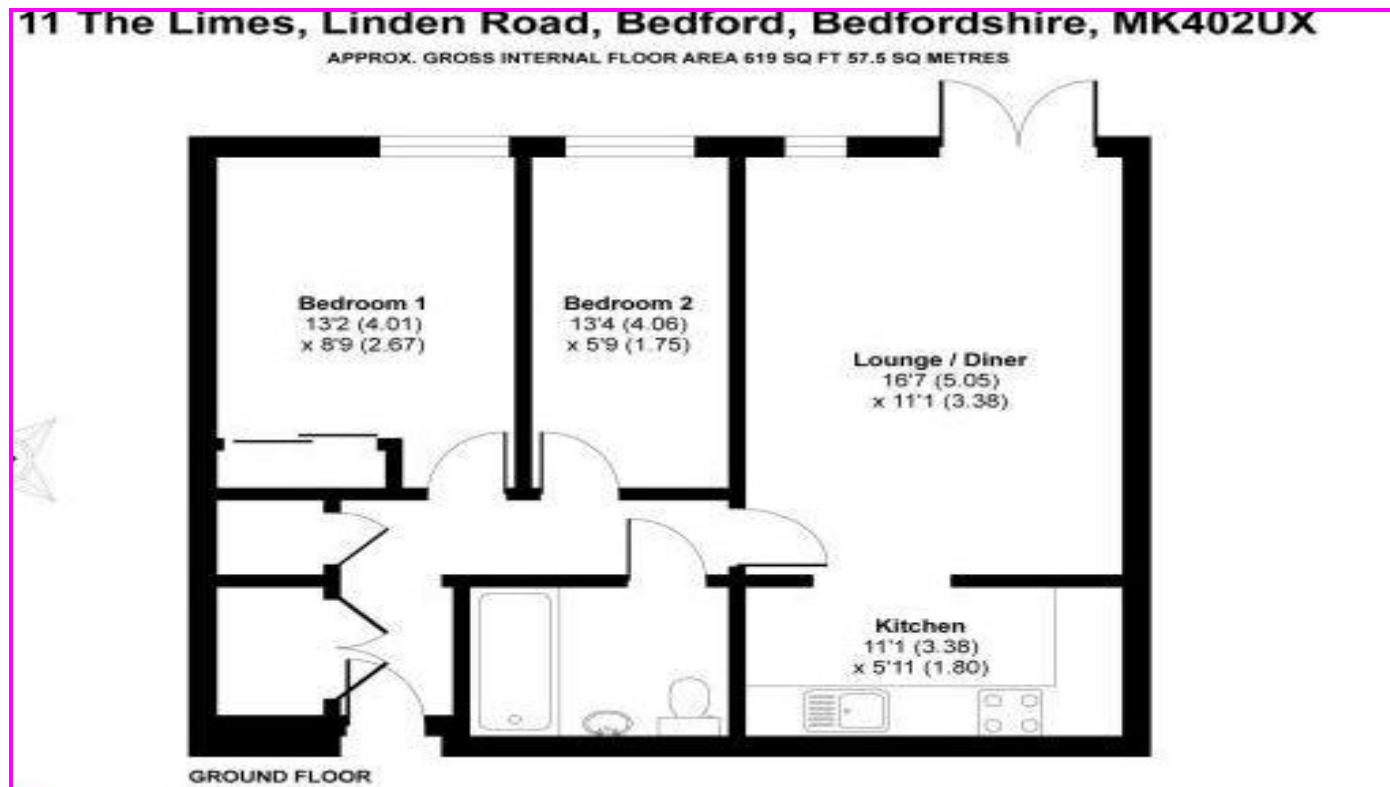
Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(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			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 117
2 Low energy lighting for all fixed outlets	£20	£ 36
3 Fan-assisted storage heaters	£900 - £1200	£ 63

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

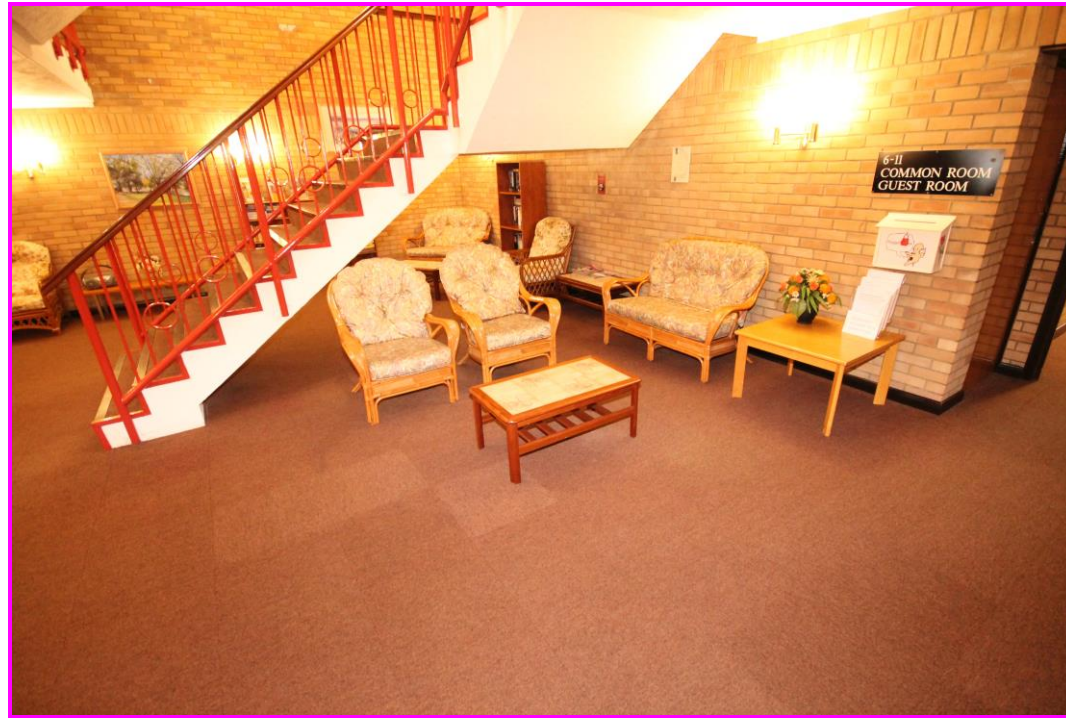
FLOORPLAN:











compass

COMPASS RESIDENTIAL HOMES

**Compass House
14-16 Bromham Road
Bedford MK40 2QA**

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk