



73 CROWN QUAY
PREBEND ST, BEDFORD, MK40 1BN

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LEASEHOLD PRICE: £180,000

WELL PRESENTED SPACIOUS AND AIRY 2 BEDROOM 2ND FLOOR APARTMENT IN A DESIRED LOCATION.

Compass Residential are pleased to offer for sale this 2 bedroom 2nd floor apartment situated close to the River Ouse and Bedford town centre. The property offers good size light and airy accommodation throughout. The apartment is currently tenanted and attaining £800.00 per calendar month and would make an ideal investment purchase.

The accommodation briefly comprises of: Communal entrance hall, door off landing into flat entrance hall, spacious lounge, fitted kitchen with integrated appliances where specified, master bedroom suite with ensuite shower room, bedroom 2 (double) and family bathroom. Communal gardens with river views and ample communal parking.

The property benefits from: Wooden double glazed windows, fitted kitchen with appliances, electric storage heaters, ensuite to master and lovely river views.

The property is situated close to the River Ouse for peaceful riverside walks and is within easy walking distance to Bedford town centre for extensive shopping facilities. The mainline railway station is a short walk away and offers fast and frequent commuter links to London & the North. Good vehicular access to the M1, A1m and A6 trunk road can be sourced via the Bedford Southern bypass.

A good opportunity to purchase this beautifully presented 2 bedroom apartment set in a desired location close to the River Ouse.

- | | |
|---|------------------------------------|
| - 2 BEDROOMS | - COMMUNAL GARDENS |
| - SOUGHT AFTER LOCATION | - AMPLE COMMUNAL PARKING |
| - SPACIOUS LOUNGE | - SERVICE CHARGE: £97.00 PER MONTH |
| - FITTED KITCHEN WITH INTEGRATED APPLIANCES | - GROUND RENT: £140.00 PER YEAR |
| - BATHROOM | - LEASE LENGTH: 82 YEARS |
| - RENTAL INCOME: £800.00 PER MONTH | - STUNNING VIEWS |

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

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.

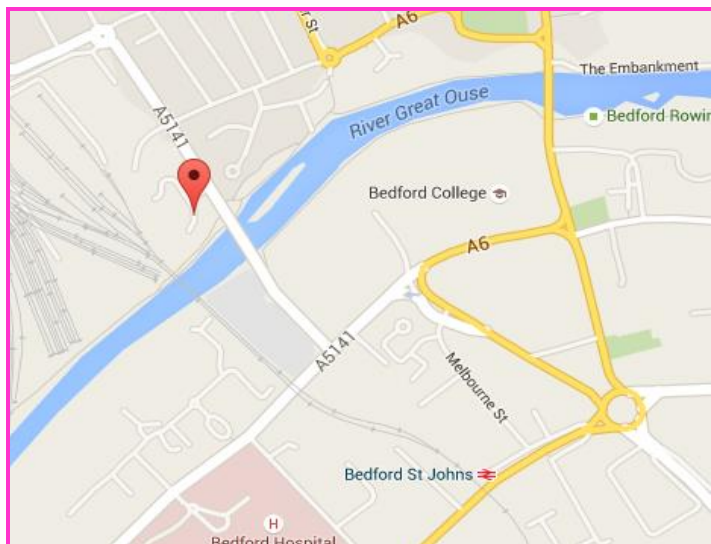
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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. January 2021. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate



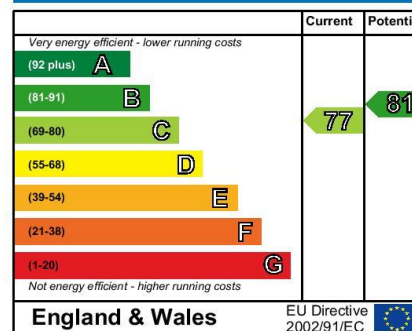
Flat 73 Crown Quay
Prebend Street

Dwelling type: Mid-floor flat
Date of assessment: 03 October 2008
Date of certificate: 04 October 2008
Reference number: 8958-6720-5749-2147-6006
Total floor area: 68 m²

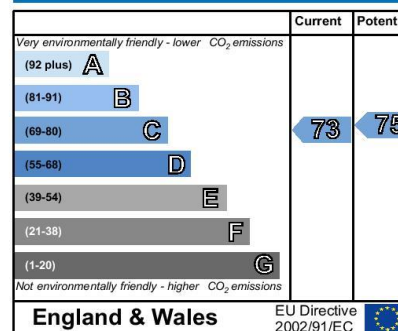
BEDFORD
MK40 1BN

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	222 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.1 tonnes per year
Lighting	£73 per year	£36 per year
Heating	£142 per year	£132 per year
Hot water	£123 per year	£123 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

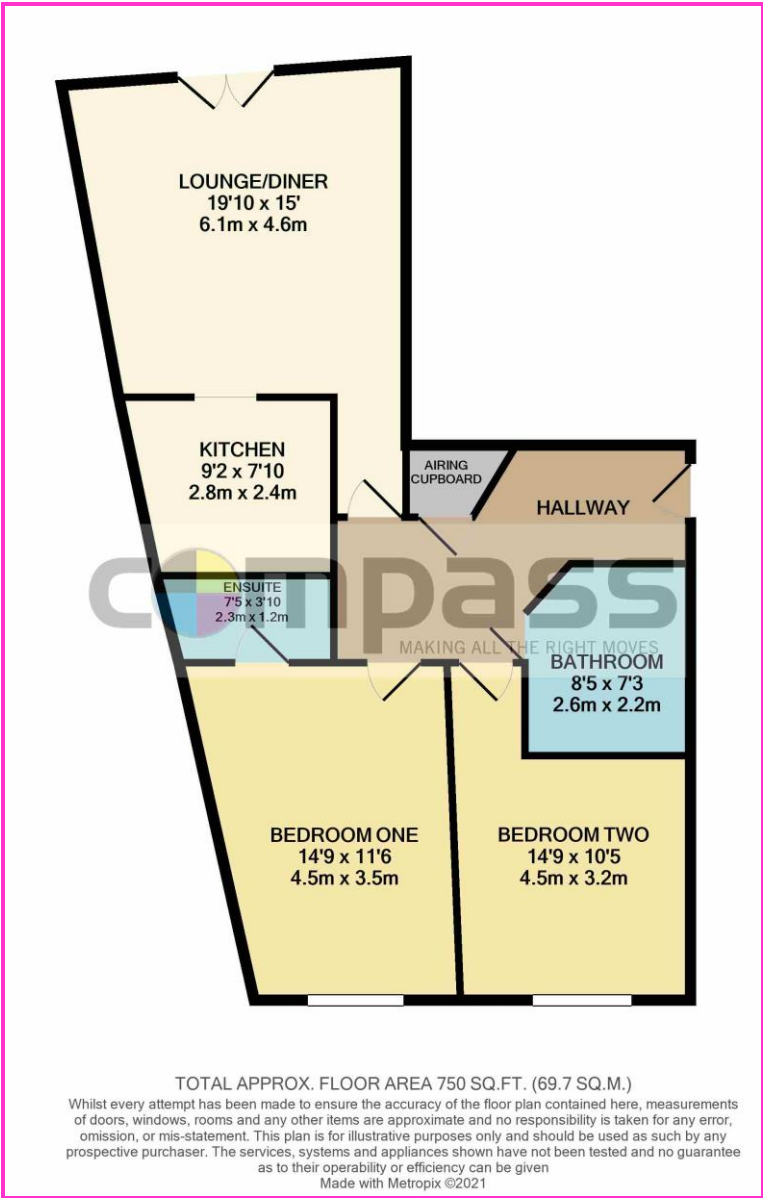
To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

FLOORPLAN:









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