

# 81A GOLDINGTON AVENUE Flats 1-6

Bedford MK40 3DB



A highly specified development of one bedroom apartments in a sought after residential area close to the town centre.



Backed by  
HM Government

**compass**  
MAKING ALL THE RIGHT MOVES



# 81A GOLDINGTON AVENUE Flats 1-6



Computer generated image

Located in Goldington Avenue, this stunning development comprises six well appointed one bedroom apartments, each with allocated parking.

## GENERAL SPECIFICATION

- Contemporary fitted gloss kitchen with colour glass splash back
- Appliances include: fan oven, fridge freezer, induction hob, S/S glass extractor hood and washing machine
- Luxury vinyl flooring in hallway, living room, kitchen and bathroom
- Carpet to bedroom
- Virgin or Sky option for TV subject to subscription
- International satellite dish installed (requires receiver box)
- Tiled bathroom and shower
- Heated towel rail in bathroom
- Blinds to some windows
- High quality doors and handles
- Door intercom entry
- Parking space with secure electric gated entrance to car park
- Secure bicycle storage facility
- Communal garden

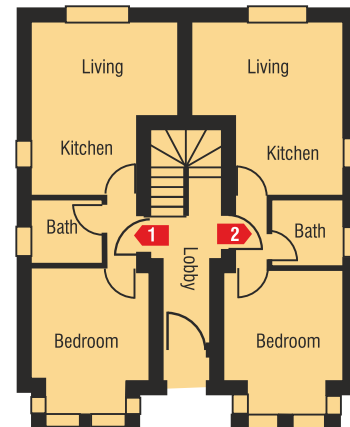


Backed by  
HM Government

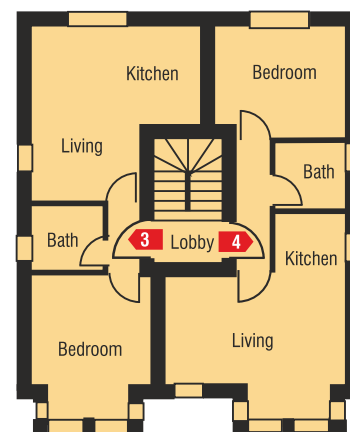


Rear view

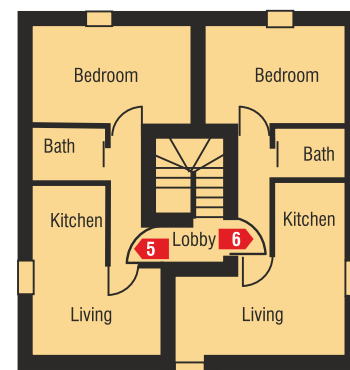
## Ground Floor



## First Floor



## Second Floor



### Apartment 1

Living/Kitchen	4.4m (max) x 4.0m (max)	14'5 x 13'3
Bedroom	3.9m x 3.2m	13'0 x 10'8
Bathroom	1.9m x 1.9m	6'6 x 6'4

### Apartment 2

Living/Kitchen	4.5m (max) x 4.0m (max)	14'11 x 13'2
Bedroom	3.9m x 3.2m	13'0 x 10'8
Bathroom	1.9m x 1.8m	6'5 x 6'0

### Apartment 3

Living/Kitchen	4.6m (max) x 4.4m (max)	15'2 x 14'6
Bedroom	4.0m x 3.2m	13'5 x 10'7
Bathroom	1.9m x 1.7m	6'4 x 5'9

### Apartment 4

Living/Kitchen	5.7m (max) x 4.7m (max)	19'0 x 15'8
Bedroom	3.4m x 2.7m	11'2 x 9'0
Bathroom	1.9m x 1.7m	6'3 x 5'8

### Apartment 5

Living/Kitchen	3.9m (max) x 3.2m (max)	13'1 x 10'7
Bedroom	4.6m (max) x 2.5m (max)	15'3 x 8'4
Bathroom	1.9m (max) x 1.6m (max)	6'4 x 5'5

### Apartment 6

Living/Kitchen	4.8m (max) x 3.7m (max)	15'10 x 12'3
Bedroom	3.4m x 2.7m	11'2 x 9'1
Bathroom	1.9m x 1.7m	6'4 x 5'9

Plans are not drawn to scale and all dimensions are maximum



Electric entrance gate



Tiled bathroom and shower



Contemporary fitted kitchen



Communal garden

# CONTEMPORARY LIVING IN THE HISTORIC TOWN OF BEDFORD

The historic county town of Bedford, built upon the banks of the River Great Ouse. The development is within walking distance of Bedford's picturesque Embankment and Bedford Park.

Centrally located between London, Oxford and Cambridge, Bedford is a lively cosmopolitan town with a rich heritage of markets, theatres, cinema venues and a wide variety of restaurants.

The mainline railway station offers fast and frequent trains to London St Pancras International (approximately 38 minutes).



Luxury vinyl flooring in spacious living room



Carpet and blinds in bedroom





## Site plan



## Location plan



For further information please contact selling agents Compass New Homes on 01234 343450  
14-16 Bromham Road, Bedford MK40 2QA | [www.compasspropertygroup.co.uk](http://www.compasspropertygroup.co.uk)



Compass New 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 New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. The vendors reserve the right to amend specifications without prior notice. These details are presented Subject to Contract and Without Prejudice. August 2020