

High Street, MK40 Offers in excess of £110,000, Leasehold



PERFECT FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY

A vacant, well presented, modern 1 bedroom first floor apartment in a central location and situated close to the mainline railway station.





Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

****PERFECT FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY****

A vacant, well presented, modern 1 bedroom first floor apartment in a central location and situated close to the mainline railway station.

In good order throughout and newly decorated with a modern fitted kitchen, dining/lounge including integrated oven, hob extractor, space for low level fridge and plumbing for washing machine, modern fitted bathroom and a double bedroom.

The property benefits from a 125 year lease, electric wet system to radiator central heating, mega flow water system and shower room.

Parking is 'on road' and in close proximity. An internal inspection is advised and the apartment is offered for sale with no upward chain.

PROPERTY SPECIFICS:

Lease Term: circa 125 years remaining
Ground Rent: £175 per annum
Service Charge: £500 per annum
Gross Internal Area circa: 350-375 sq ft

LOCATION:

This apartment is well situated close to Bedford town centre and local shops for day-to-day necessities are within easy walking distance.

The mainline railway station is also within walking distance and offers fast & frequent commuter links to London & the North.

Excellent road links are available; mainly the A428 to N'hampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass.

The 60-acre Victorian Bedford Park & Robinson Indoor Swimming pool/Gymnasium are a stone's throw away for leisure activities.

COMPASS REQUIREMENTS:

Under the Money Laundering Act 2004 we are required to obtain photographic identification of any person(s) purchasing a property via our company.

Upon acceptance of an offer a client(s) will need to provide an original official document e.g. 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.

These details are presented Subject to Contract and Without Prejudice as of SEPTEMBER 2022.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		