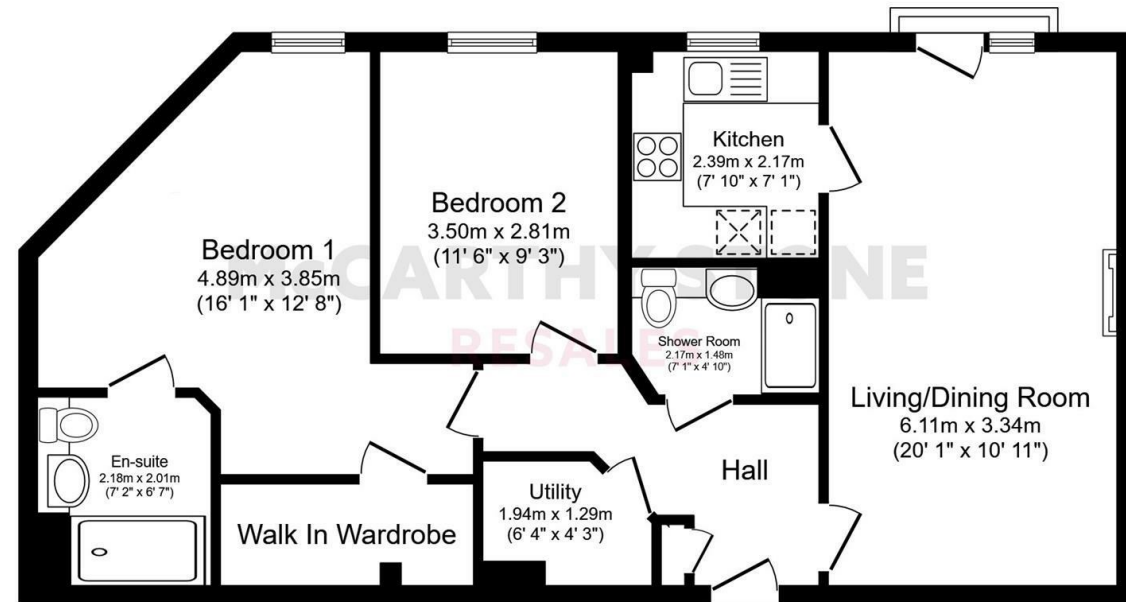


17 Miller Place

High View, Bedford, MK41 8EZ

PRICE REDUCED



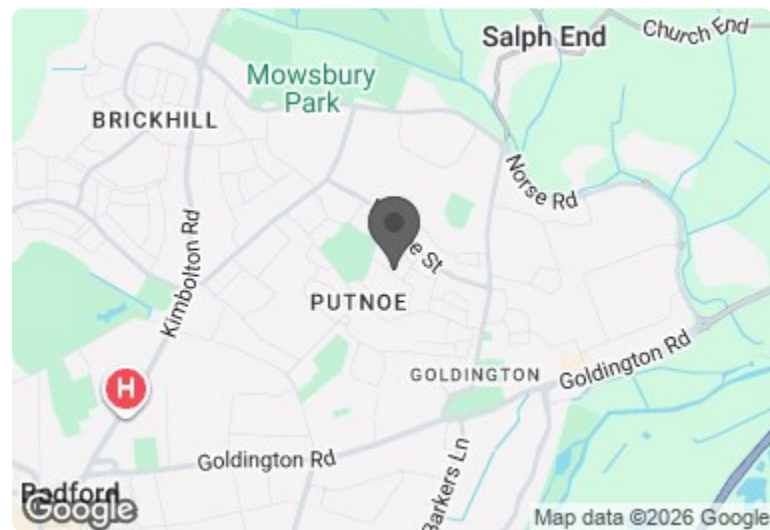
Total floor area 74.1 m<sup>2</sup> (798 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PRICE REDUCTION

Asking price £290,000 Leasehold

Beautifully presented FIRST FLOOR TWO BEDROOM APARTMENT WITH A JULIET BALCONY in a DESIRABLE RETIREMENT LIVING DEVELOPMENT for the over 60'S - easy access to all local amenities. ALLOCATED CAR PARKING SPACE INCLUDED.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Miller Place, High View, Bedford, MK41 8EZ

## 2 Bed | £290,000

PRICE  
REDUCED

### Miller Place

Miller Place was built by McCarthy and Stone and designed specifically for independent retirement living for the over 60's. The development is situated on a quiet residential street and consists of one and two bedroom apartments with design features to make day-to-day living easier.

The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the Home Owners' lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

The Home Owners lounge provides a great space to socialise with friends and family. It is a condition of the purchase that residents must meet the age requirement of 60 years or over.

### Local Area Information

Miller Place is well situated – there are a variety of local amenities including a pharmacy, community centre, Post Office, butcher, delicatessen and church all within walking distance. You'll find a variety of large supermarkets less than a mile away and Bedford town centre is less than 2 miles away, or an easy 15 minute bus ride from the nearest stop.

Bedford and its surrounding area is a lovely place to live. It's one of England's smallest counties, but is within close proximity to hot spots such as Oxford, Cambridge and London. Bedford is particularly known for its beautiful riverside setting, boasting views of the River Great Ouse, and the remains of the town's medieval castle, Bedford Castle Mound.

The town has plenty of things to do – for those who like sports, there are several different clubs you can support including cricket, rowing and rugby. There are lots of restaurants, cafes and shops, and three theatres where you can see everything from exhibitions to live comedy shows. Local markets are held regularly and attract both locals and tourists alike.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway doors leading to a utility room with a washer/dryer and storage area. Illuminated light switches,

smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and guest shower room. Electric radiator.

### Living Room

A bright and airy living room benefiting from double glazed door opening inwards to reveal a Juliet balcony. Electric fire with surround provides a great focal point. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets, two ceiling lights. Partially glazed doors lead onto a separate kitchen. Electric radiator.

### Kitchen

Fitted with a range of cream fronted wall and base units and pan drawers with modern roll top work surfaces over with up-stand. Inset Bosch electric oven with microwave. Stainless steel sink unit with mixer tap over sits beneath a double glazed, electronically controlled window. Over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, tiled floor, down lighting, ventilation system.

### Bedroom

Double bedroom with door to the walk-in wardrobe housing hanging rails and shelving. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. Electric radiator

### Ensuite Shower Room

Fully fitted suite comprising of a walk-in level access shower, low level WC, vanity unit with wash basin and cupboards beneath and fitted mirror light over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome towel radiator, ventilation system shaving point and down lighting

### Bedroom Two

Double room which would also be perfect for use as a dining room or study. Double glazed window, raised electric sockets. Fitted carpets, electric radiator.

### Guest Shower Room

Fully fitted suite comprising of a walk-in level access shower, low level WC, vanity unit with wash basin and cupboards beneath and fitted mirror light over. Contemporary half height tiling to walls with matching floor tiles, wall mounted chrome

towel radiator, ventilation, system shaving point and down lighting.

### Car Parking

The apartment comes complete with an allocated parking space in the private car park, directly outside the main entrance

### Service Charge (breakdown)

Building and systems maintenance  
Contract cleaning of communal areas  
Upkeep of gardens and grounds  
Water rates  
Electricity, heating, lighting and power to communal areas  
Comprehensive insurance of the building and contents of communal areas  
24hr emergency monitoring service  
Service of House Manager 5 days per week  
Contingency fund

Annual Service charge: £4,294.09 for financial year ending 31/03/2026.

### Leasehold Information

999 years from the 1st Jan 2018

### Ground Rent

Ground rent: £495 per annum  
Ground rent review: 1st Jan 2033

### Guest Suite

Homeowners have the use of a guest suite which their friends and family can use should they wish to extend their stay. Use is subject to availability and can be booked via the House Manager (please speak to the House Manager to confirm the cost - usually £25 per night)

### Additional Services & Information

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Additional Storage

Additional storage facilities are available within Miller Place for each apartment, if required, for an additional charge of £50 per annum. Please speak to the House Manager for further details.

### Moving Made Easy

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

