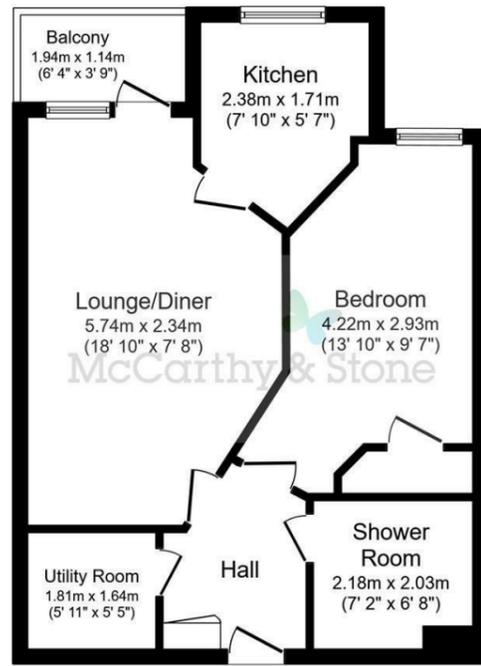


# McCARTHY STONE RESALES

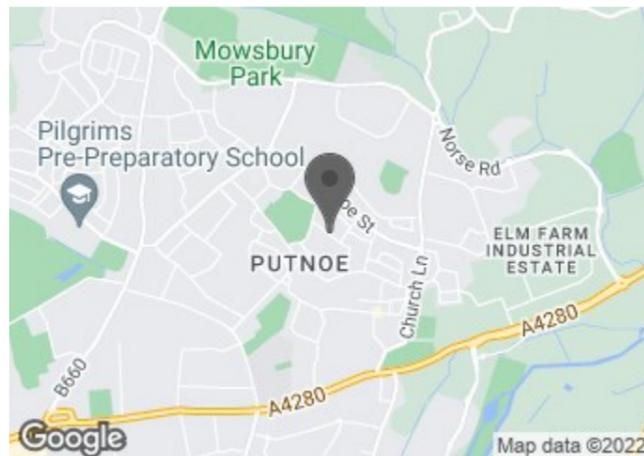
## 12 MILLER PLACE HIGH VIEW, BEDFORD, MK41 8EZ



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### COUNCIL TAX BAND: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>88</b>	<b>88</b>
(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			

# McCARTHY STONE RESALES

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WELL PRESENTED retirement apartment benefitting from a spacious living room with access to a WALK-OUT BALCONY enjoying GARDEN VIEWS. The MODERN KITCHEN with built in appliances, a double bedroom with a WALK-IN WARDROBE and CONTEMPORARY shower room completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens and communal lounge where SOCIAL EVENTS take place.

## ASKING PRICE £215,000 LEASEHOLD

For further details, please call **0345 556 4104**  
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# MILLER PLACE, HIGH VIEW, BEDFORD, MK14 8EZ

## 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 apartment boasts Sky/Sky+ connection points in the living room and secure camera entry system. 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 Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door 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 lounge, bedroom and shower room. Electric radiator.

## LIVING ROOM

A bright and airy living room benefiting from access to a walk-out balcony enjoying garden views. TV and telephone points, Sky/Sky+ connection point. Fitted carpets, raised electric power sockets. 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, over counter lighting, four ring electric Bosch hob with glass splash back and extractor hood over. Recessed integral fridge freezer, dishwasher, tiled floor, down lighting, ventilation system. Auto opening window.

# 1 BED | £215,000

## 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

## 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

## 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)

## 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

## GROUND RENT

Annual fee - £425

## LEASEHOLD INFORMATION

999 years from the 1st Jan 2018

## 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.

