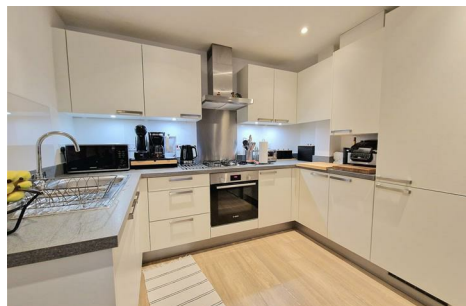




Warwick Avenue, , Bedford, MK40 2FQ  
£225,000 Leasehold



We are delighted to offer this modern spacious 2 bedroom, first floor apartment situated within walking distance to the train station and Bedford town centre. Internally the property offers a large entrance hall, a bay-fronted open-plan living room/kitchen area, a main bedroom accompanied by built in storage and an ensuite, a second bedroom and a main bathroom. This lovely apartment also benefits from 1 allocated parking space outside. This well-presented property would make a perfect first-time buy or investment purchase.

## Communal Entrance Hall

## Inner Hallway

## Entrance Hall

## Living Room/Kitchen

22'8 (max) x 14' (6.91m (max) x 4.27m)

## Bedroom 1

15'1 x 11'2 (4.60m x 3.40m)

## Bedroom 2

10'7 x 8'2 (3.23m x 2.49m)

## Ensuite

## Bathroom

## Allocated Parking Space

## Bedford

Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, has fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

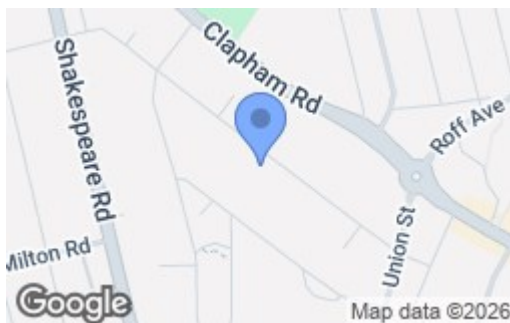
## Lease Details

Lease: 241 years remaining

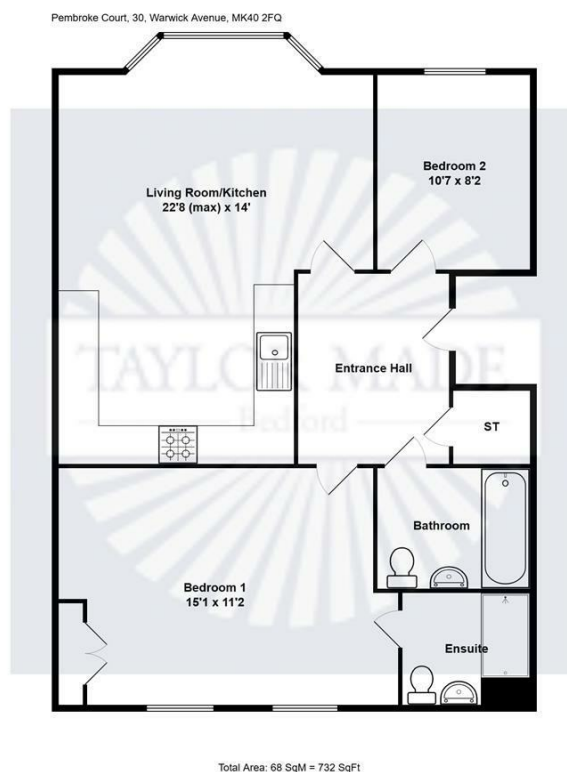
£1,600 per annum (service charge)

£250 per annum (ground rent)

Council Tax: Bedford B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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