



Castle Quay, Castle Lane, Bedford, MK40 3FG
£160,000 Leasehold



Introducing this well-presented two-bedroom apartment, situated on the first floor of the popular Castle Quay development in the heart of Bedford Town Centre. Offered for sale with no upward chain and conveniently located within walking distance of local amenities, the property would make an ideal first-time purchase or investment opportunity. Internally, this stylish apartment offers modern and spacious living accommodation throughout, comprising a welcoming entrance hall, an open-plan kitchen/lounge/diner complete with integrated appliances, two good-sized double bedrooms with an en suite to the master, and a modern family bathroom. Further benefits include lift access, a secure intercom entry system and one allocated parking space accessed via electric gates. With its central location and excellent transport links, this is a fantastic opportunity for buyers looking for convenient town centre living. Internal viewing is strongly recommended.

Communal Entrance with Intercom System

Stairs & Lift to First Floor

Entrance Hall

Lounge/Kitchen/Diner

15'10 x 15'2 (4.83m x 4.62m)

Master Bedroom

14'3 x 10'10 (4.34m x 3.30m)

Ensuite

Bedroom 2

8'11 x 11'5 (2.72m x 3.48m)

Bathroom

Electric Gated 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.

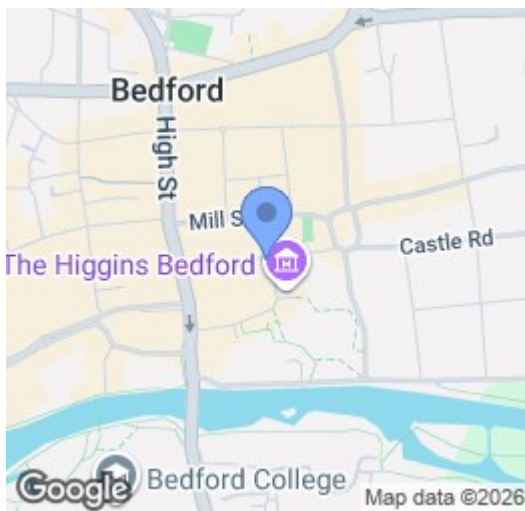
Lease Details

Lease Length - 125 year Term (107 years remaining).

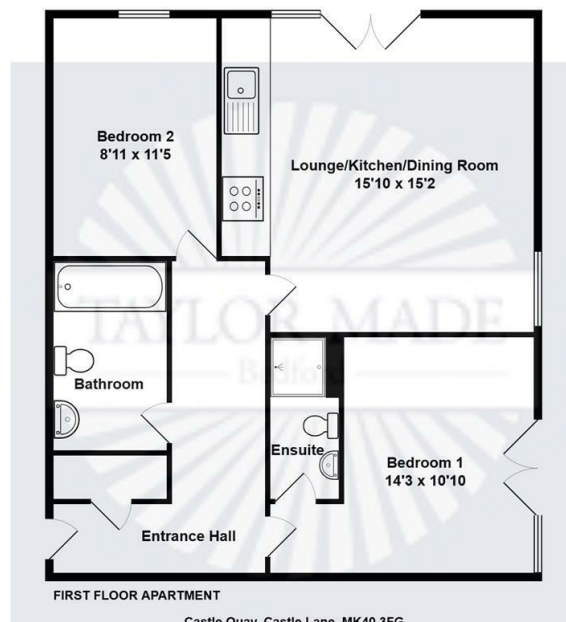
Ground Rent - £200 per annum

Service Charge - £3,733.80 per annum (including water) Full breakdown available on request

Council Tax: Bedford C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Future	Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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Total Area: 62SqM = 667.4 SqFt (approx)

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.

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