



Heron House, Goldington Road, Bedford, MK40 3FD
Offers in excess of £150,000 Leasehold



A well presented 1 double bedroom, first floor apartment located within the popular Heron House development within easy walking distance to the Bedford town centre and the picturesque Embankment.

This modern apartment briefly comprises of a communal entrance hall with lift access to all floors, entrance hall, fitted kitchen with integrated appliances, open plan into the living room/dining area, one double bedroom and a bathroom.

Outside there is secure barrier parking with one allocated parking space and communal gardens to the front and side of the property. An ideal 1st time buy or investment purchase. Call to arrange a viewing today.

Entrance Hall

Kitchen

6'11 x 9'4 (2.11m x 2.84m)

Lounge

9'11 x 17'5 (3.02m x 5.31m)

Bedroom

13'3 x 8'10 (4.04m x 2.69m)

Bathroom

Allocated Parking

Council Tax: Bedford A

Bedford

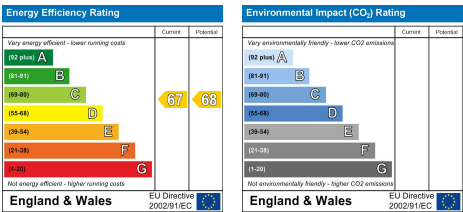
Bedford town centre has a great selection of shops, bars & restaurants. The town has the added bonus of the picturesque Embankment and River Ouse. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with easy access to the A428, A421 Bedford Bypass and links to the A1(m) and M1 motorways..

Lease Details

Length of Lease: 109 Years Remaining (125 years from 01.01.07 - 31.12.2132)
Ground Rent: £200 per annum
Service Charges: £787 per annum

Agents note

Service charge and ground rent charges are estimated and will be confirmed at point of reservation



Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation 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 Plan Up
Plan produced using PlanUp.

Heron House Apt, Goldington Road, Bedford

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 2023.





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