TAYLOR MADE
Bedford

Pembroke Court, 30 Warwick Avenue, Bedford, MK40 2FQ

Offers in the region of £240,000 Leasehold

A fantastic opportunity to acquire this beautifully presented second-floor apartment, offering two double bedrooms and ideally situated within walking distance of Bedford town centre and the mainline railway station. Perfectly suited to first-time buyers, commuters and investors alike, this contemporary apartment is finished to an exceptional standard throughout. The property is accessed via a well-maintained communal entrance with secure bike storage and stairs leading to the second floor. Internally, the apartment offers a welcoming entrance hall with useful storage and utility cupboards, two generous double bedrooms, with the master bedroom benefitting from fitted wardrobes and a stylish en-suite shower room, together with a modern family bathroom. The open-plan kitchen/lounge/diner features a contemporary fitted kitchen with integrated appliances including a fridge/freezer and dishwasher, a feature breakfast bar, and a bespoke media wall. Externally, the property benefits from an allocated parking space located behind secure electric gates, together with communal bin and bike storage. Further benefits include the remainder of the building warranty, gas central heating with Hive smart heating controls, loft access, and an excellent location just a short walk from Bedford's amenities and the mainline train station, offering fast and frequent services to London. An internal viewing comes highly recommended.

Communal Entrance

Stairs to Second Floor

Entrance Hall

Lounge/Kitchen/Dining Room
21'6 10'6 (6.55m 3.20m)

Bedroom 1
11'10 x 10'9 (3.61m x 3.28m)

Ensuite

Bedroom 2
13'11 x 9'7 (4.24m x 2.92m)

Bathroom
7'5 x 6'10 (max) (2.26m x 2.08m (max))

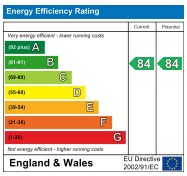
Secure Gated Allocated Parking Space

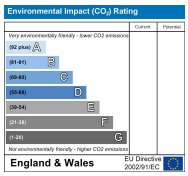
Bin & Bike Storage

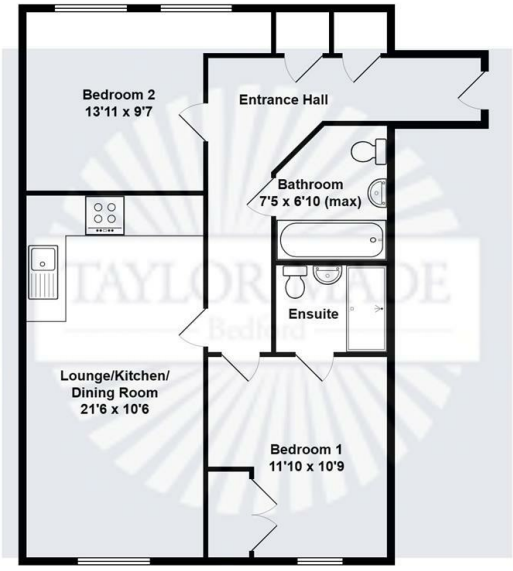
Bedford
Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town 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
Length - 243 years remaining
Ground Rent - £250 per annum
Service Charge - £1,918.17 per annum

Council Tax: Bedford Borough B







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Total Area: 67SqM = 721.18 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).
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