TAYLOR MADE
Bedford

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)

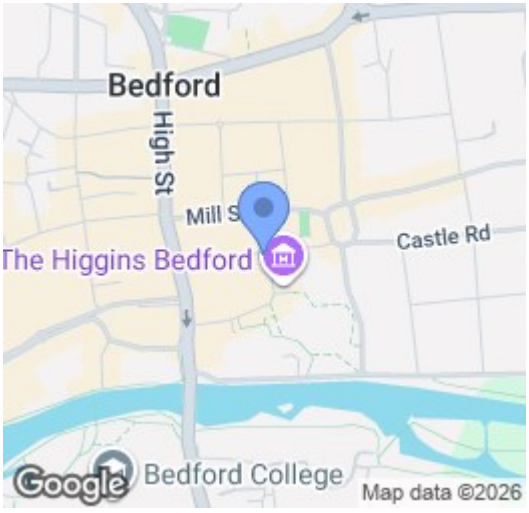
Bathroom

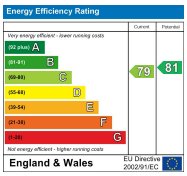
Electric Gated Allocated Parking Space

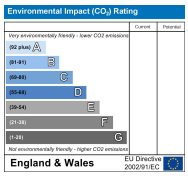
Bedford
Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town 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.

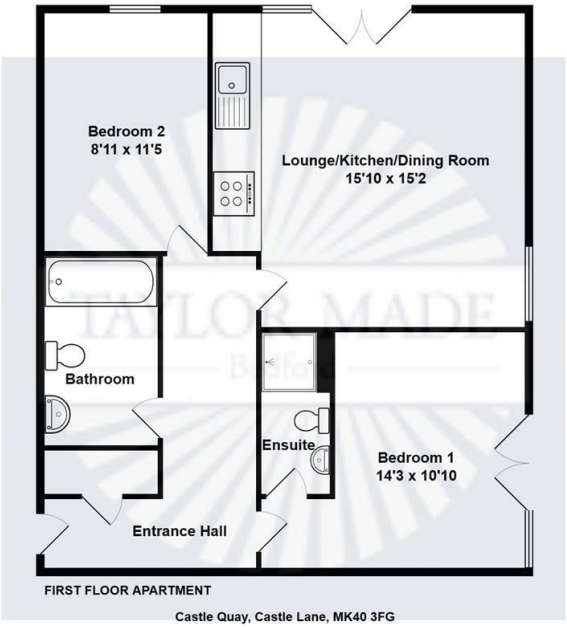
Lease Details
Lease Length - 125 year Term (107 years remaining).
Ground Rent - £200 per annum
Service Charge - £3,733.80 per annum (including water) Full breakdown available on request

Council Tax: Bedford C









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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.
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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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