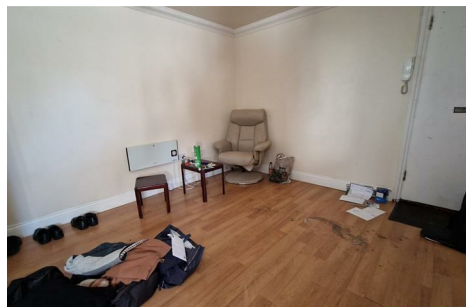
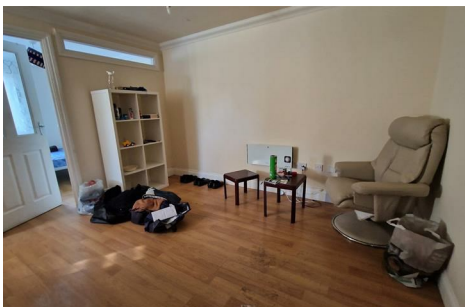




Dearne Walk, Brickhill, Bedford, MK41 7AU  
£125,000 Leasehold



An ideal first time or investment opportunity to purchase a second floor apartment situated in the popular residential area of Brickhill. The property briefly comprises of an open plan kitchen/lounge/diner, two bedrooms and a bathroom. The property benefits from electric heating (not tested) and has communal parking.

As an investment opportunity, the property has a potential monthly rental income of £900 per calendar month.

## Communal Hall

## Stairs to 1st Floor

## Entrance To Flat

## Kitchen Area

4'8 x 3' (1.42m x 0.91m)

## Lounge/Dining Area

11'8 x 10'6 (3.56m x 3.20m)

## Bedroom 1

6'8 x 7'5 (2.03m x 2.26m)

## Bedroom 2

8'7 x 8' (2.62m x 2.44m)

## Bathroom

5'4 x 4'9 (1.63m x 1.45m)

## Outside

## Communal Parking

## Brickhill

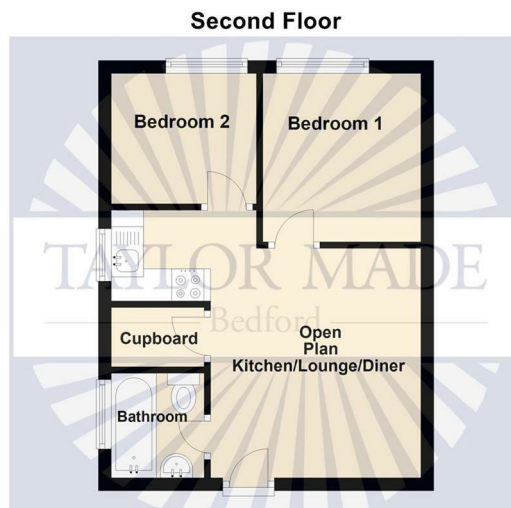
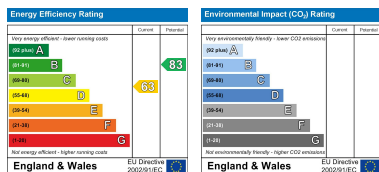
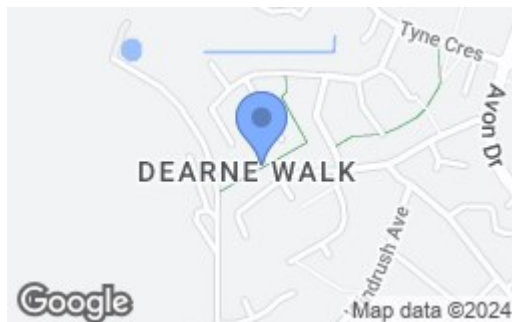
Brickhill is a popular location to the north of Bedford ideally situated within walking distance to a parade of shops on Brickhill Drive for day to day necessities & is on a regular bus route to Bedford town centre for extensive shopping facilities. The Victorian 60 acre Bedford Park is a short distance away with the Robinson pool & gymnasium for leisure activities & peaceful walks. The property falls within a well-regarded local authority school catchment for all age groups & the private Harpur Trust schools can be found in Bedford town centre and the Pilgrim Pre preparatory school is a short walk away. The mainline railway station is on the western fringe of Bedford town centre offering fast & frequent commuter links to London & the North and excellent vehicular access to the A1m, M1 Junction 13 & A6 trunk road can be sourced via the Bedford Southern Bypass.

## Lease Details

Lease - 952 years remaining

Service Charge & Ground Rent: £720 per annum

Council Tax: Bedford Borough A



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.

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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