



**Martell Drive, Orchid Fields, Kempston, MK42 7FJ**

**£210,000 Leasehold**



A modern and beautifully presented 1st floor apartment with two good size bedrooms situated on Orchid Fields in Kempston. This spacious property comprises of an entrance hall, open plan lounge/diner/kitchen with a bay window, master bedroom, second bedroom and a family bathroom. Outside there are communal gardens, allocated parking for 1 vehicle, visitor parking and shared bike storage for the block. An ideal first time or investment opportunity. Viewings highly recommended.

## Ground Floor:

### Communal Entrance - Stairs To 1st Floor

## 1st Floor

### Entrance Hall

### Open Plan Kitchen/Lounge/Diner

21'8 x 11'4 (6.60m x 3.45m)

### Bedroom 1

11'11 x 10'3 (3.63m x 3.12m)

### Bedroom 2

10'0 x 6'5 (3.05m x 1.96m)

### Bathroom

### Outside:

### Communal Gardens

### Bin & Bike Storage

### One Allocated Parking Space

## Lease Details:

Length - 147 Years Remaining

Ground Rent - £300 per annum

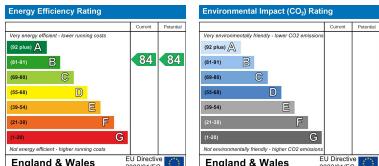
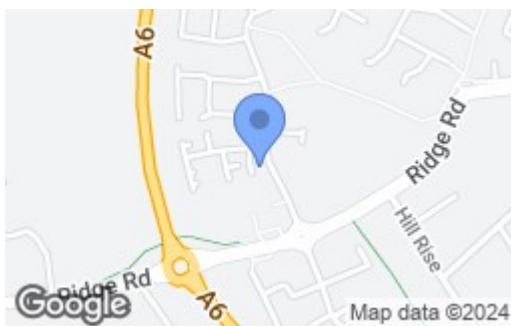
Service Charge - £900 per annum

Local Area Charge - £60 per annum

## Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, many independent shops and restaurants and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston rural you will also find Box End Park, that incorporated an aqua park, watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Council Tax: Bedford A



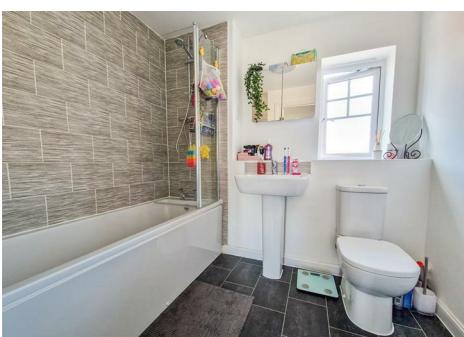
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Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>



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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