



Warwick Avenue, , Bedford, MK40 2FQ
Offers over £240,000 Leasehold



We are delighted to offer this modern spacious 2 bedroom, first floor apartment situated within walking distance to the train station and Bedford town centre. Internally the property offers a large entrance hall, a bay-fronted open-plan living room/kitchen area, a main bedroom accompanied by built in storage and an ensuite, a second bedroom and a main bathroom. This lovely apartment also benefits from 1 allocated parking space outside. This well-presented property would make a perfect first-time buy or investment purchase.

Entrance Hall

Living Room/Kitchen

22'8 (max) x 14' (6.91m (max) x 4.27m)

Bedroom 1

15'1 x 11'2 (4.60m x 3.40m)

Bedroom 2

10'7 x 8'2 (3.23m x 2.49m)

Ensuite

Bathroom

Allocated Parking Space

Council Tax: Bedford B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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