



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

Bedford

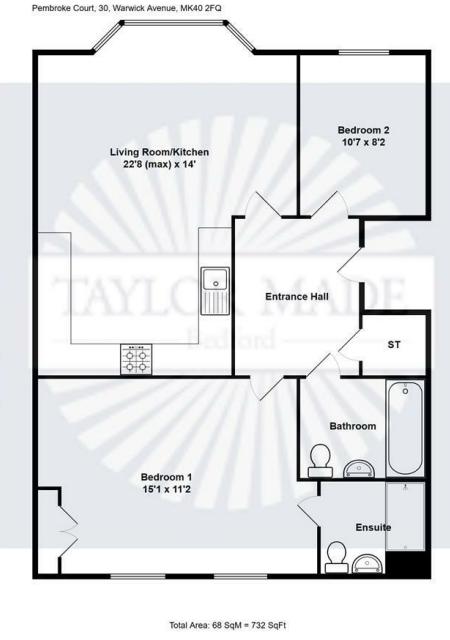
Bedford town centre offers excellent retail, dining outlets and leisure facilities to include Robinson Pool and various gyms. The Embankment is a short walk away as well as the new Riverside development offering restaurants, bars and a cinema. The train station, located just outside of the town centre, 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: 242 years remaining

£1,467 per annum (service charge)

£250 per annum (ground rent)



Council Tax: Bedford B



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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