



Martell Drive, Kempston, Bedford, MK42 7FJ
Guide price £220,000 Leasehold



A spacious and well presented two double bedroom top floor apartment conveniently situated in this popular residential location with access to all local amenities. The property benefits from excellent storage within and an allocated parking space. The accommodation comprises of entrance hall, spacious lounge/diner leading to an open plan kitchen area with fitted appliances, master bedroom with en suite, a further double bedroom and family bathroom. The apartment benefits from secure Entryphone communal entrance and well maintained communal hallways, communal cycle and bin stores and a communal parking area with an allocated parking space.

Entrance Hall

Lounge/Kitchen/Diner

23'3 x 11'5 (7.09m x 3.48m)

Bedroom 1

10'5 x 10'5 (max) (3.18m x 3.18m (max))

En Suite

Bedroom 2

10'5 x 10'9 (max) (3.18m x 3.28m (max))

Family Bathroom

Allocated Parking Space

Bin & Bike Stores

Lease details

Lease - 147 years remaining approximately
Ground Rent - £300 approximately per annum
Service Charge - £1,285 approximately per annum

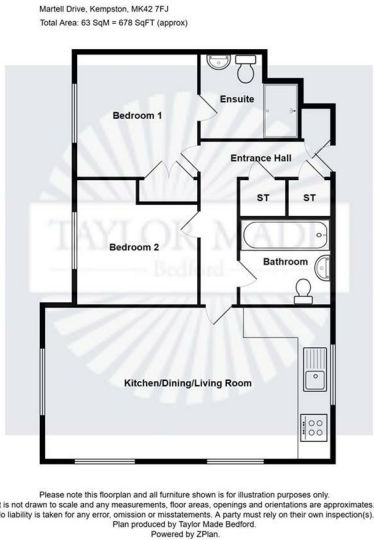
Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once

Council Tax: Bedford Borough B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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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