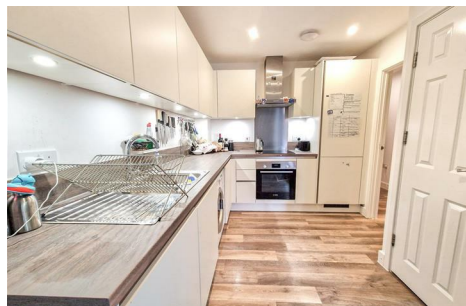




Haymarket Rise, Linden Road, MK40 2FS
Guide price £250,000 Leasehold



A stunning 2 bedroom first floor apartment within the modern 'Haymarket Rise' development, a well maintained and highly impressive block of properties in a sought after area of Linden Road, Bedford. This stylish apartment offer spacious living accommodation including a welcoming entrance hall which leads through to a modern open planned kitchen/diner/living room with a fitted kitchen and French doors in the lounge lading out to a fabulous balcony. Both bedrooms are an excellent size with the master bedroom benefitting from a built in wardrobe and a sizeable en suite. The family bathroom has a modern suite and immaculate condition comprising of a Bath, WC, and wash basin. Further benefits include a large storage cupboard, a secure intercom entrance system, a communal lift and on the outside the apartment offers an allocated parking space and secured bike storage. Being offered for sale with no upward chain and just a short walk to the town centre & Bedford Train Station, this stylish apartment would make the ideal first home or investment opportunity.

Communal Entrance Hall with Lift

Stairs to First Floor

Entrance Hall

Kitchen/Dining Area

9'4 x 8'7 (2.84m x 2.62m)

Living Room

11'1 x 9'10 (3.38m x 3.00m)

Balcony

Bedroom 1

18' x 9'1 (5.49m x 2.77m)

Ensuite

Bedroom 2

13'6 x 8'7 (4.11m x 2.62m)

Bathroom

1 Allocated Parking Space

Secured Bike Storage

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.

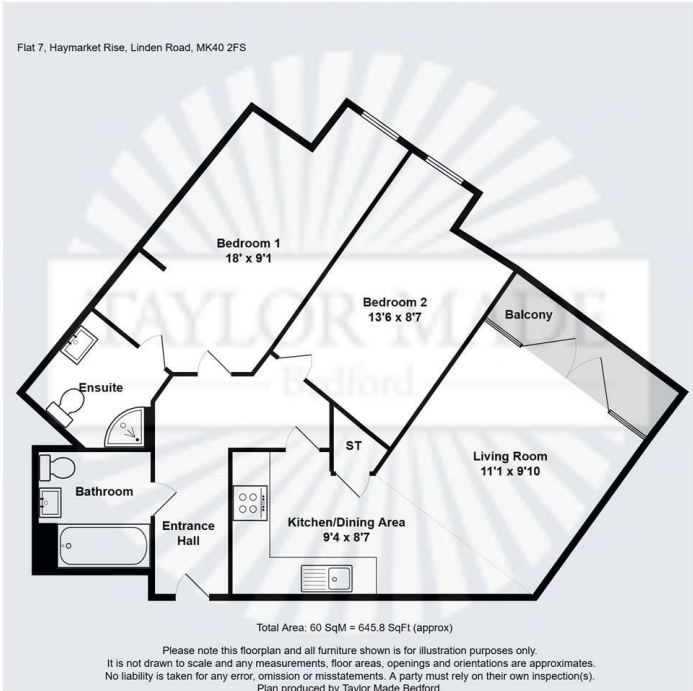
Service Charges

Lease - 241 years remaining
Service Charge - £909.38 per annum
Peppercorn Ground Rent - £1 per annum

Council Tax: Bedford Borough B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs (95-100) A		Very environmentally friendly - lower CO ₂ emissions (95-100) A	
Energy efficient - lower running costs (81-94) B	85	Environmentally friendly - lower CO ₂ emissions (81-94) B	
Decent energy efficiency - lower running costs (69-80) C		Some energy efficiency - lower CO ₂ emissions (69-80) C	
Below average energy efficiency - higher running costs (55-68) D		Not very energy efficient - higher CO ₂ emissions (55-68) D	
Energy inefficient - higher running costs (41-54) E		Not environmentally friendly - higher CO ₂ emissions (41-54) E	
Very energy inefficient - higher running costs (21-40) F		Not environmentally friendly - higher CO ₂ emissions (21-40) F	
Not energy efficient - higher running costs (1-20) G		Not environmentally friendly - higher CO ₂ emissions (1-20) G	
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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