



Warwick Avenue, , Bedford, MK40 2FQ
£225,000 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.

Communal Entrance Hall

Inner Hallway

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: 241 years remaining

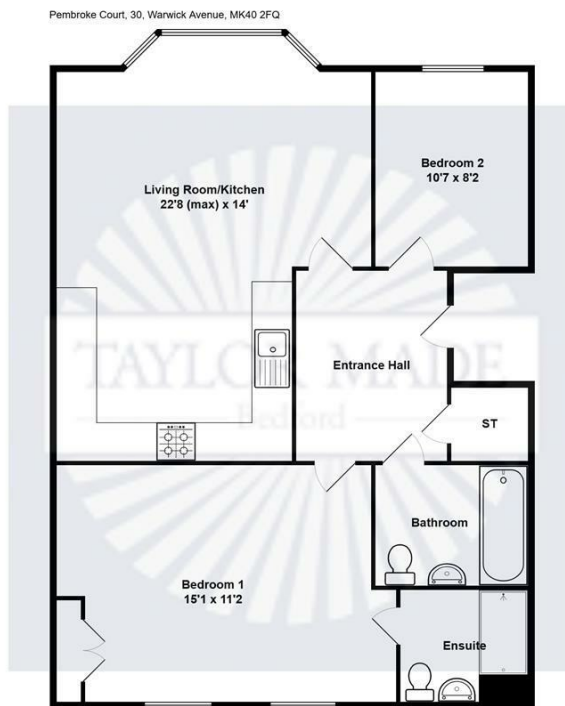
Service charge: £1,820 per annum (approx)

Ground rent: £250 per annum

Council Tax: Bedford B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(11-20) F		
(1-20) G			(1-20) 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	



Total Area: 68 SqM = 732 SqFt

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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