



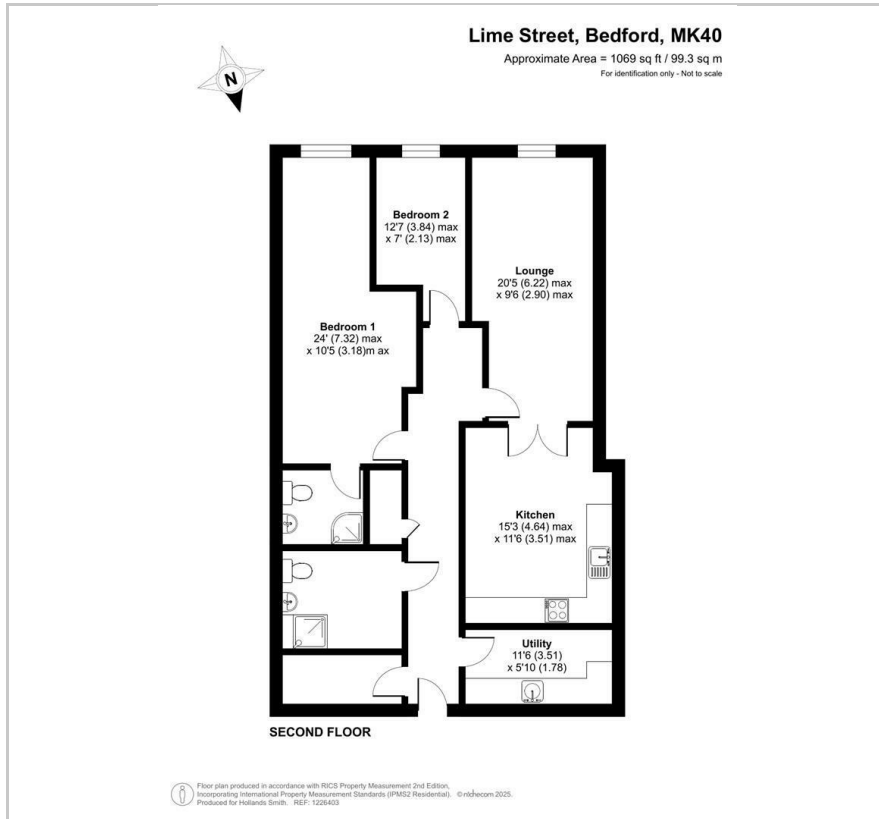
**Flat 9, Albion House 14-18 14-18 Lime Street**

, Bedford, MK40 1LD

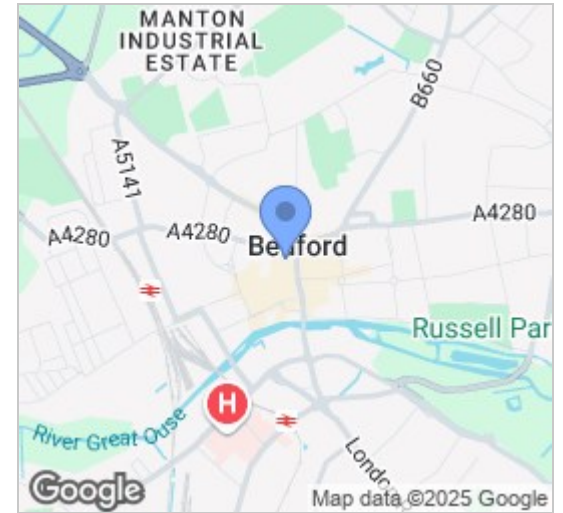
**£225,000**



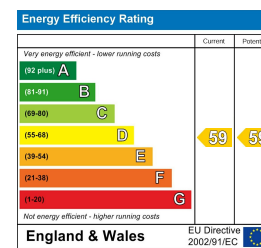
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.



Offered for sale in excellent decorative order, this spacious second floor flat is conveniently located in the heart of the town centre. Converted in 2017 from an office building, there is the benefit of lift access and allocated off road parking in a secure car park to the rear. The flat includes a open plan living room/kitchen separated by double doors and a main bedroom with dressing area and en suite shower room. There is also a second bedroom, a family bathroom as well as utility room and large store cupboard. There are also double glazed windows throughout. Centrally located, there is a wide choice of shops, bars and restaurants on the doorstep and the property is just a short walk away from Bedford rail station which offers fast links into London St Pancras. EER: D  
We understand that the property is held on a 122 year lease which commenced on 19/01/2017. The annual maintenance/service charge to April 2025 is £1,377 and ground rent is £250 per annum.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**