

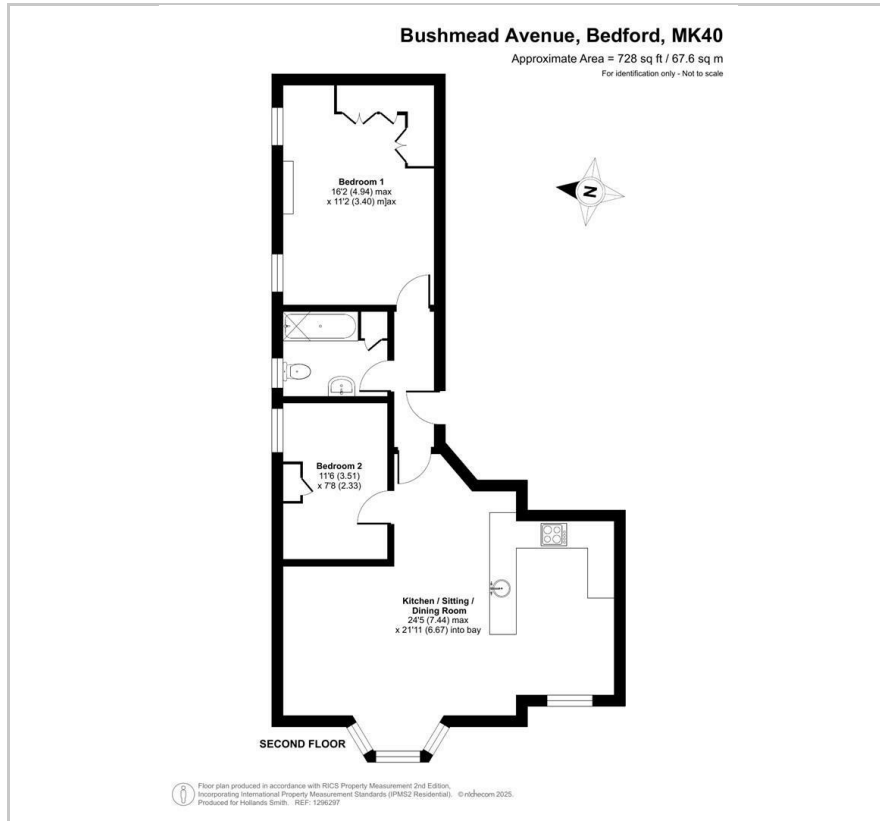
54 Bushmead Avenue

, Bedford, MK40 3QW

£260,000



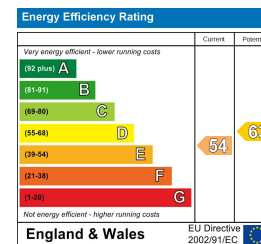
## Floor Plan



## 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.

- Spacious Converted Second Floor Flat
- Two Bedrooms
- Large Living Room with Bay to Front
- Well Equipped Kitchen
- Refurbished Bathroom
- Gas Radiator Heating
- Delightful Tree Lined Avenue
- Close to Local Shops, Cafes & Delis
- No Onward Chain



Occupying one of the town's most popular tree lined avenues, this converted top floor apartment has been much improved and updated in recent years. There is a spacious living room and kitchen with a bay window and a delightful aspect down the avenue. The kitchen is well equipped with built-in appliances. There is a well proportioned double bedroom with fitted wardrobes and a further single bedroom or study. The bathroom has recently been refurbished. We understand that the property is held on a long lease and that a share of the freehold will be conveyed with the sale. The apartment lies close to Bedford's picturesque Embankment and within a short stroll of the independent coffee shops, delis and restaurants on the thriving Castle Road. The property is available with no onward chain.

Council Tax Band: A EPC Rating: E

The property is held on 215 year lease which commenced in March 1975, leaving approximately 164 years of unexpired term. The current annual service/maintenance charge amounts to in the region of £1,000. A share of the freehold will be conveyed with the sale with the new owner becoming a shareholder in the limited company which owns the freehold. The kitchen features an integrated oven & hob, fridge/freezer and dishwasher. There is plumbing and space for a washing machine in the bathroom cupboard. The windows to the front are uPVC double glazed whilst the original sash units also feature double glazed sealed units. Annual residents parking permits can be purchased allowing vehicles to be parked anywhere in Bushmead Avenue and Zone E of the Controlled Parking Zone.



**163 Castle Road, MK40 3RT**

**Tel: 01234 216612**

**www.hollandsmith.co.uk**

These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.