

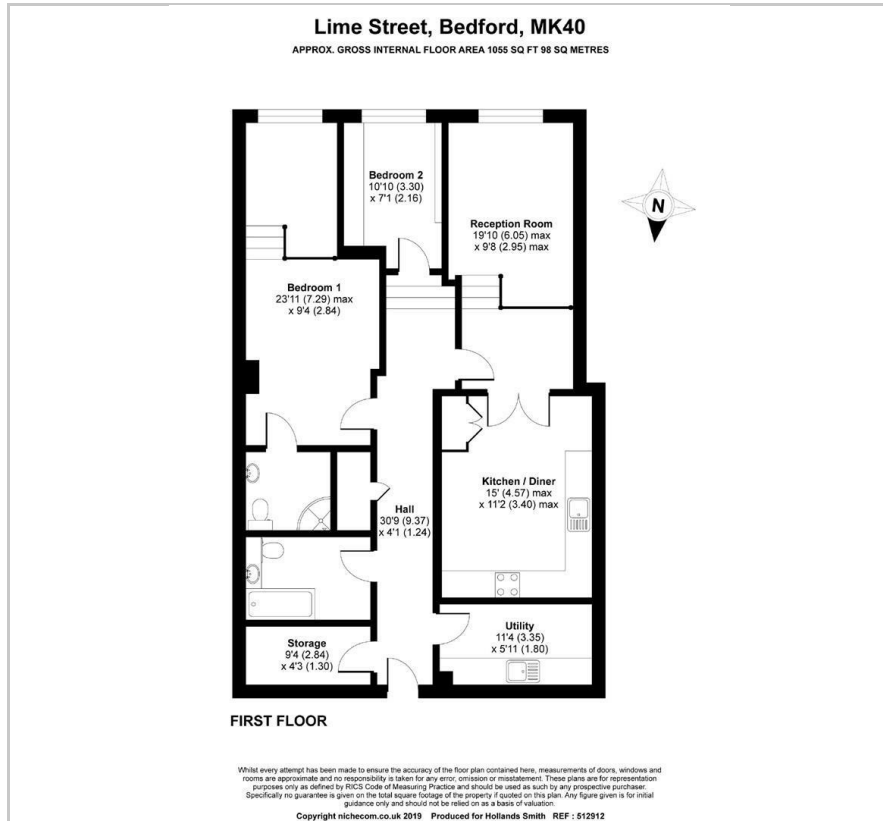


**1 Albion House**

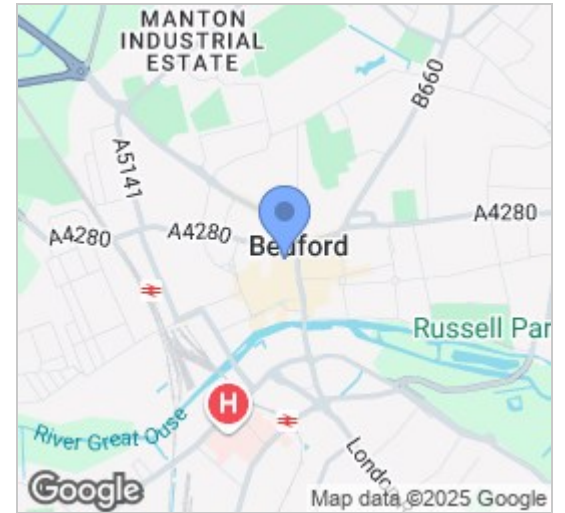
14-18 Lime Street, Bedford, MK40 1LD

**£225,000**

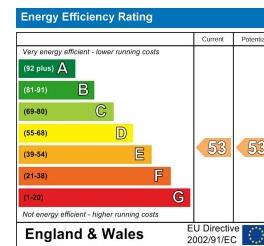
## Floor Plan



## 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.



Converted to a high specification, this well equipped first floor apartment lies within the heart of Bedford's town centre. Located within a short walk of the town's amenities and rail station, the accommodation features a 'sunken' lounge, a well appointed kitchen with space for a dining table and a main bedroom with a dressing area and en-suite shower room. The large hallway also serves a second bedroom, a bathroom, a walk-in storage or study area and the rare benefit of a utility room. There is remote controlled access to secure, allocated parking at the rear, a lift and an entryphone system. A range of facilities are close at hand including a wide selection of pubs and restaurants. For the commuter, there is a fast rail link into London's St Pancras.

EPC Rating: E Council Tax Band: C

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**