



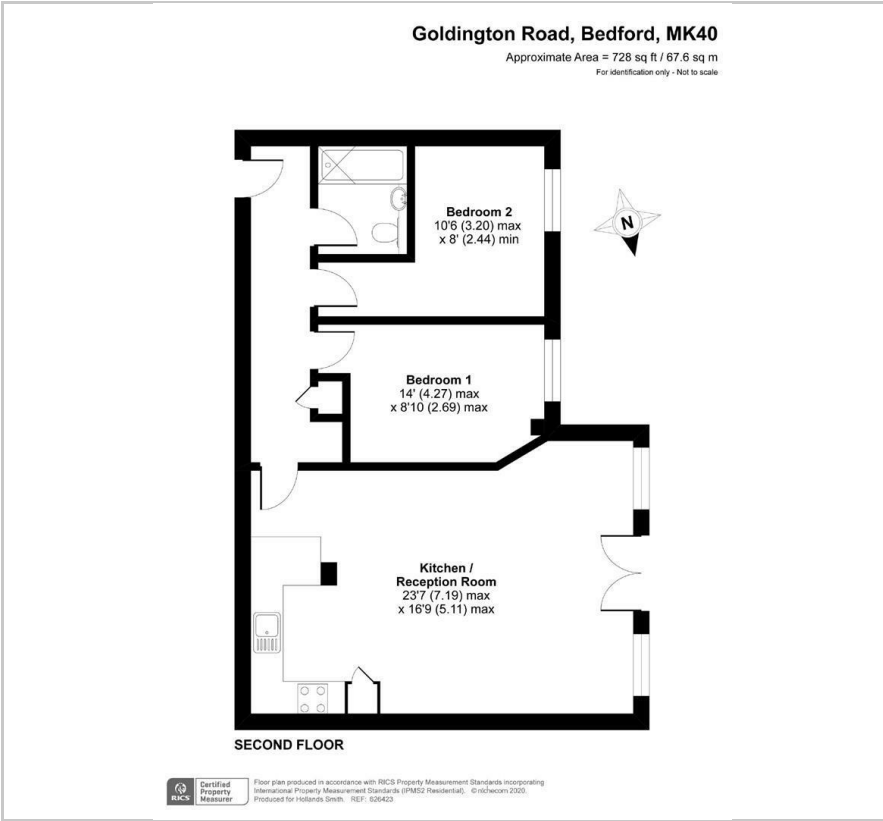
32 Heron House

49-53 Goldington Road, Bedford, MK40 3FD

£210,000



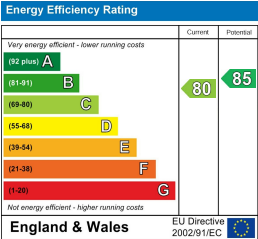
Floor Plan



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.



Occupying one of the town's most popular locations just off Rothsay Gardens, this light and spacious apartment is on the second floor of a smart and well maintained development. The open plan living room has ample space for defined lounge and dining areas and features full height windows and double doors which take advantage of the sunny, west facing aspect. The well equipped kitchen area includes built-in appliances. There are two double bedrooms and a recently refurbished bathroom. Outside, there is an allocated parking space to the secure parking area. Located within the heart of Bedford's 'Castle Quarter', the apartment is close to a range of coffee shops, pubs and restaurants whilst the picturesque Embankment lies to the end of Rothsay Road. Available with no upward chain. EER: C
We understand that the property is held on a 125 year lease which commenced on 1st January 2007. The Ground Rent payable is £200 per annum whilst the current annual service/maintenance charge is £1,251.64. There is a security entryphone system and a lift to all floors.



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 constructed 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.