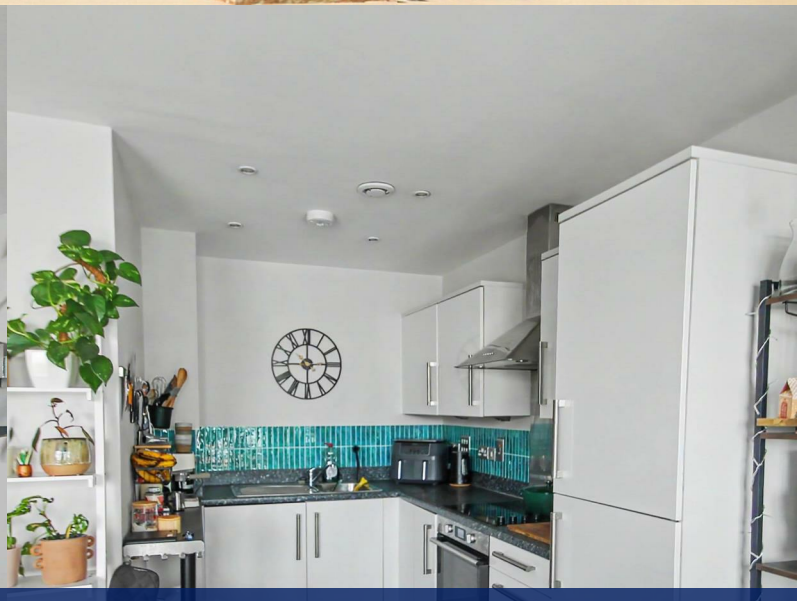
Hollands Smith
Residential Sales and Lettings







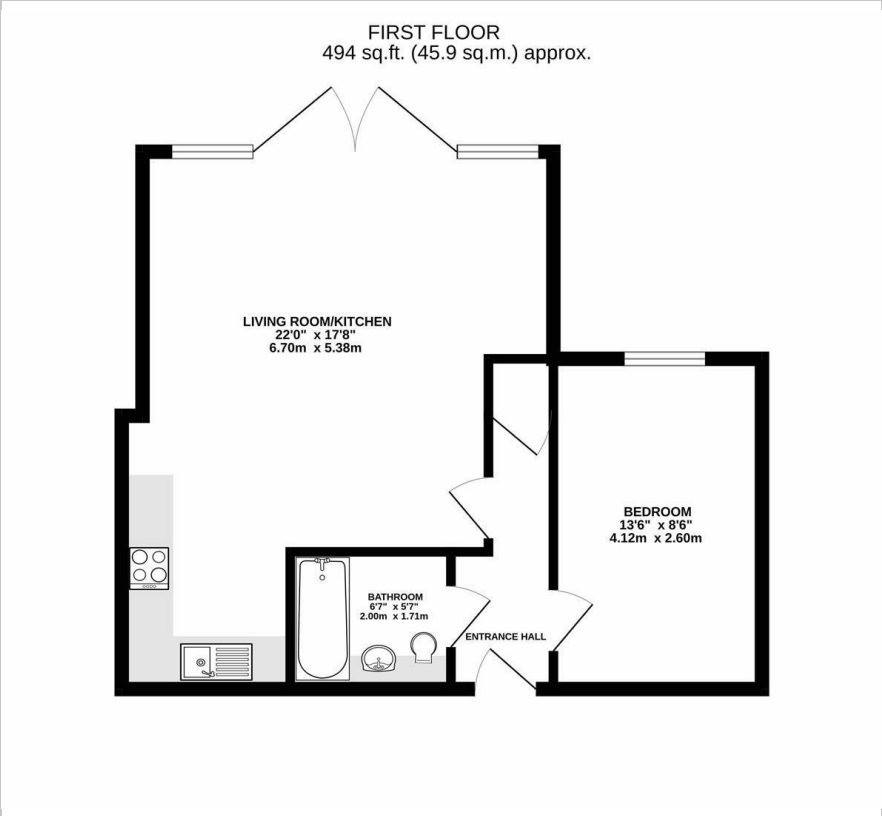
Flat 19, Heron House 49-53 Goldington Road

, Bedford, MK40 3FD

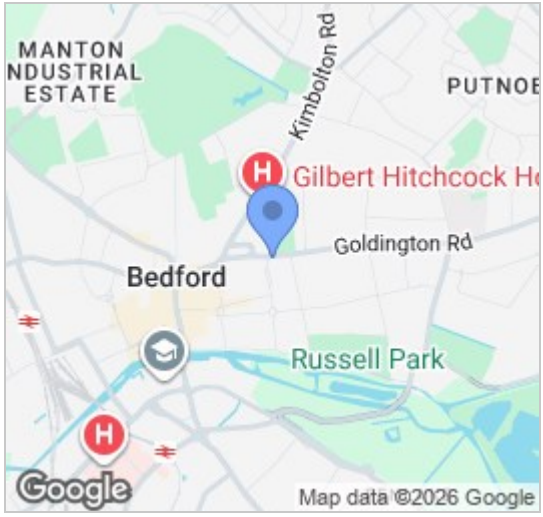
Offers Over £155,000

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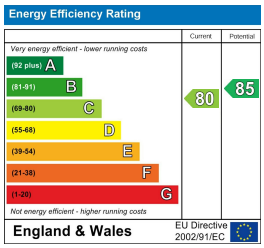
Floor Plan



Area Map



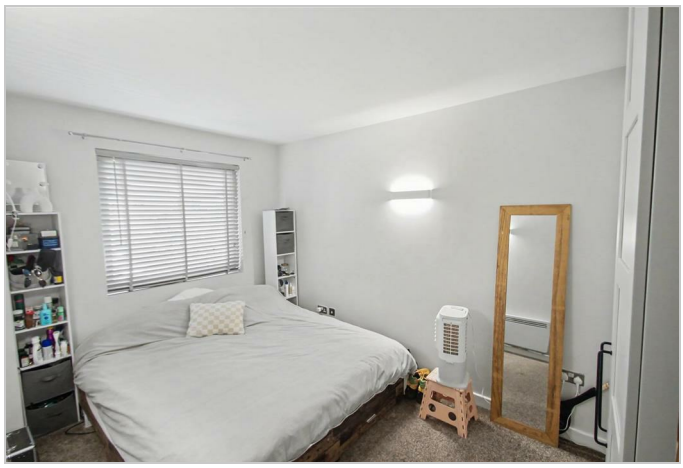
Energy Efficiency Graph



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 First Floor Apartment
- One Double Bedroom
- Open Plan Living Room/Kitchen
- Modern Bathroom
- Allocated Parking Space
- Close to Town and Castle Road Area





Conveniently located for both the town centre and 'Castle Quarter', this spacious first-floor apartment offers a perfect blend of modern living and comfort. The accommodation features an open-plan living room and kitchen with large glazed doors bringing the outside in, ideal for both relaxation and entertaining. The contemporary design is complemented by a good size double bedroom and a stylish modern bathroom. Further benefits include a security entry phone system and allocated parking for one car, a valuable asset in this sought-after area. Built in 2007, this apartment combines contemporary aesthetics with practical living, making it an excellent choice for first-time buyers or investors.
There is a good choice of amenities close by, particularly along Castle Road with a number of coffee shops, cafes and specialist shops such as a butchers, florist and a pharmacy. The area is also home to Russell Park, the Embankment and cultural facilities such as the Cecil Higgins and Panacea museums. Sports facilities are close by including Bedford Rugby Club and Riverside Tennis. Bedford town centre offers a wider choice of shops, bars and restaurants as well as fast rail links into London St Pancras. EER: C
TENURE: Leasehold - We understands that the property is held on a 125-year lease which commenced in 2007. The current service charge amounts to £1,000 per year and ground rent £250 per year (this doubles every 25 years).
NOTE: There is currently no EWS1 Certificate for this building and we understand that the management company is in the process of arranging an assessment, expected to be completed by March 2027.

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.