



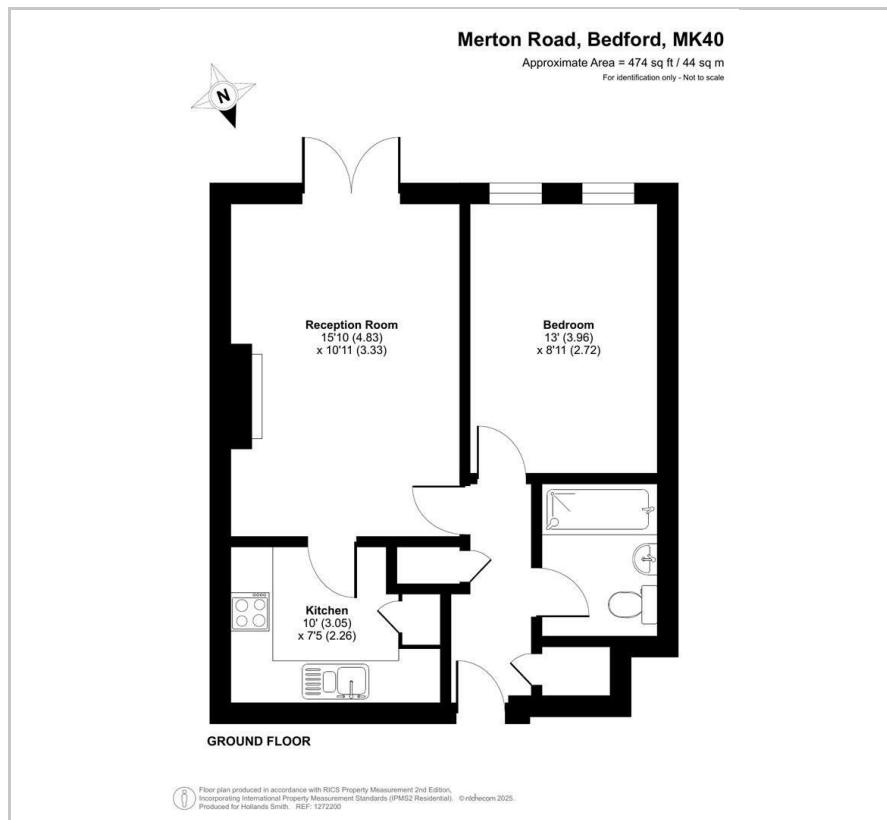
11 Charlbury Court Merton Road

, Bedford, MK40 3AE

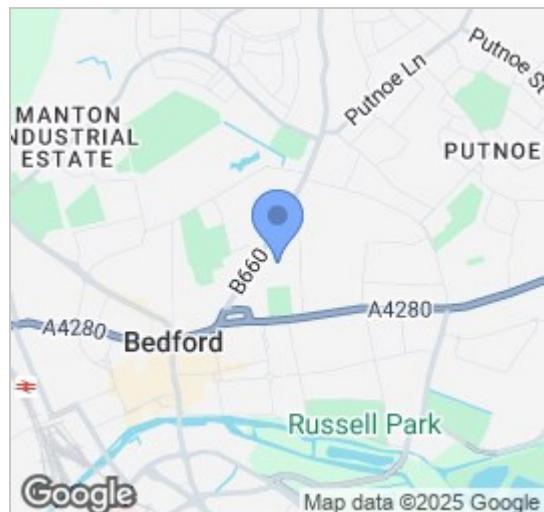
**£175,000**



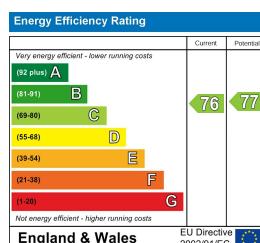
## Floor Plan



## 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.

- Established Ground Floor Flat
- One Double Bedroom
- Living Room with Small Patio off
- Modern kitchen and bathroom
- No Upward Chain
- 999 Year Lease and Share of Freehold

Occupying a popular residential location, this purpose built ground floor apartment has the added benefits of its own private entrance as well as a small patio garden. Exceptionally well presented, the accommodation includes a spacious living room with French doors opening to the patio area and a well-equipped kitchen with built in oven and hob, fridge freezer and washing machine. There is one double bedroom with plenty of space for wardrobes and a bathroom with modern fittings and a shower over the bath. In addition, there are two useful storage cupboards and allocated parking for one car. Heating is by gas to radiators from a combination boiler and the majority of the windows are uPVC double glazed. The property also available with no upward chain. Merton Road is conveniently located just to the north of the town and within easy reach of both the 'Castle Quarter' with its range of independent shops and cafes and the town centre which has a wider choice of shops, bars and restaurants. Fast links into London St Pancras are available via the rail station, which is also a short walk away. TENURE: Leasehold with a share of freehold - We understand that the property is held on a 999 year lease which commenced in 2021 and that the current service charge amounts to £96 per month. EER: C



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