



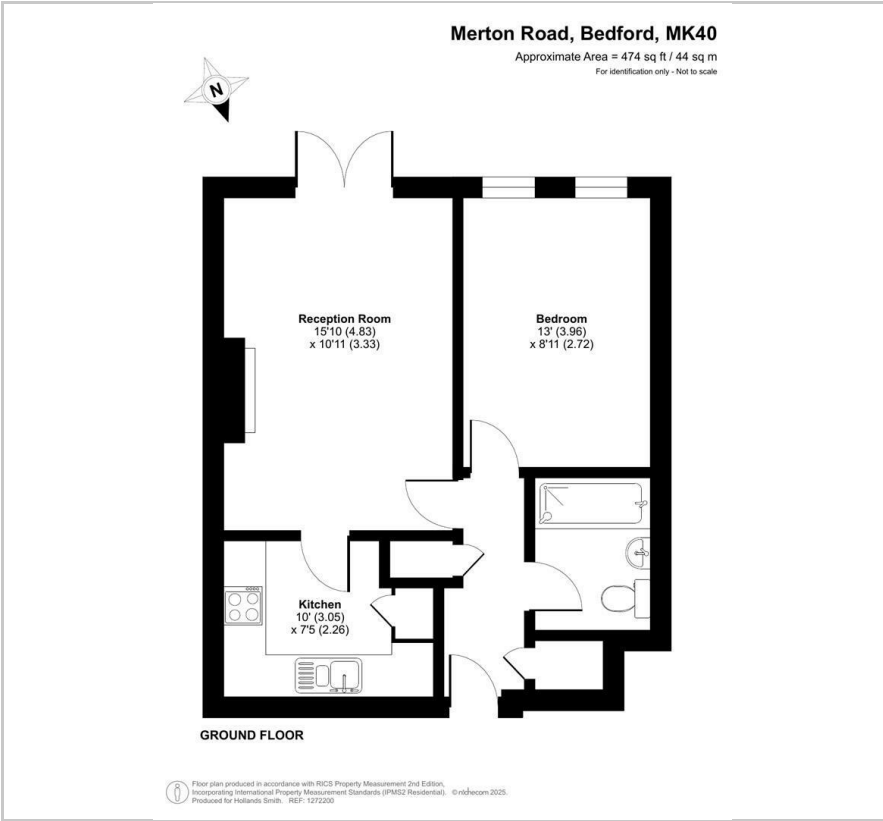
11 Charlbury Court Merton Road

, Bedford, MK40 3AE

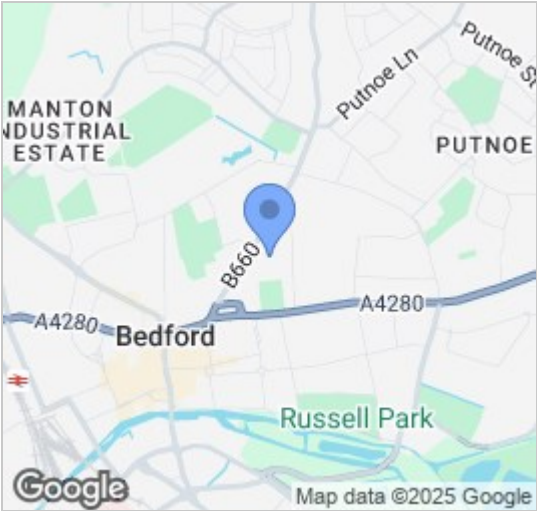
£175,000



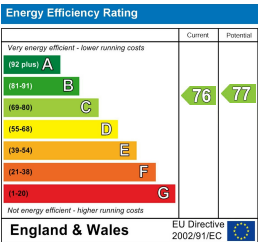
Floor Plan



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
- One Double Bedroom Flat
- 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



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.