



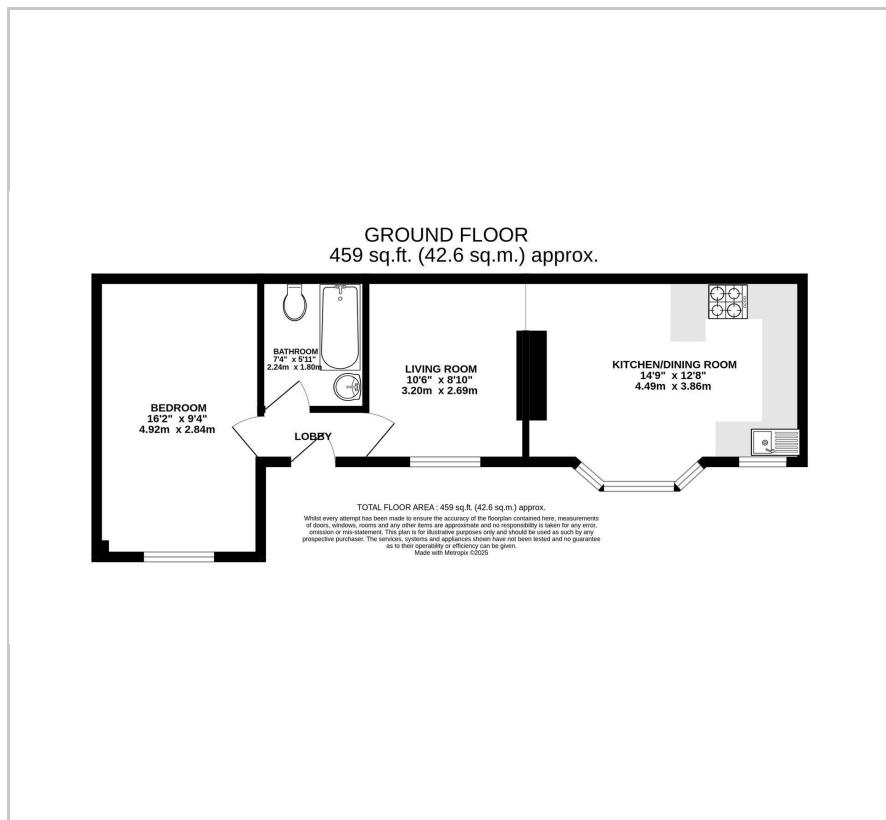
Flat 2, 39-41 Goldington Avenue

, Bedford, MK40 3BY

£140,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B		73	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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 an ideal location for many of the town's most popular amenities, this ground floor flat has the additional benefits of being available with no upward chain and having its own private entrance door. There is an open-plan living/kitchen area with bay window and modern fittings, a separate dining or study area and there is one double bedroom. The bathroom has a modern white suite including an electric shower over the bath. There is also gas to radiator heating from a combination boiler, all of the windows are uPVC double glazed and there is a built-in ventilation system. The property also benefits from a recently extended lease and allocated parking immediately outside the front door.

Goldington Avenue is just to the east of Bedford town centre and is a short walk from both the thriving Castle Road area and the town centre with its wide choice of shops and restaurants. Both Russell and Bedford parks are nearby and Bedford's mainline rail station offers fast links into London St Pancras. Tenure: Leasehold - We understand that the property is held on a long lease with around 150 years remaining. The current service charge amounts to £800 per year with no ground rent payment required. EER: C 73



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