



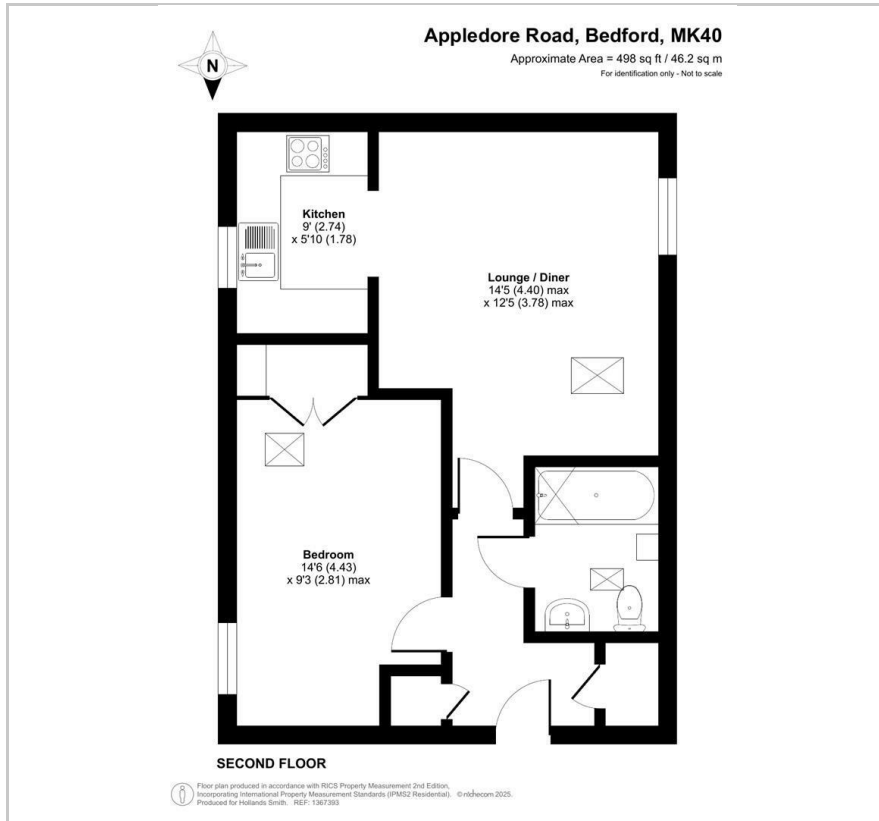
**24 Appledore Road**

, Bedford, MK40 3UZ

**£165,000**



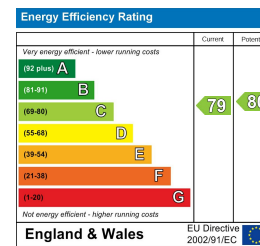
## Floor Plan



## 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.



Available with no upward chain, this modern second floor flat provides well-proportioned accommodation within a popular and well-managed development a short walk from Bedford town centre. There is a spacious living room with well equipped kitchen off, one double bedroom with fitted wardrobes and a bathroom with a white suite and Velux window. Heating is by gas to radiators and all of the windows are uPVC double glazed. Further storage is provided by two cupboards in the entrance hall. Outside, there is allocated parking for one car. **TENURE:** Leasehold - We understand that the property is held on a 125 year lease with around 102 years remaining. The current annual ground rent amounts to £62.50 and the service charge is £696.34 payable every six months (variable).

Appledore Road is situated on the eastern edge of the town, a short walk from the range of amenities on offer. In addition the 'Castle Quarter' is just across the road with its choice of independently-owned cafes, coffee shops and restaurants. Russell Park and the Embankment are also close by and, for the commuter, there is easy access to Bedford's mainline rail station offering fast links in London St Pancras. **EER:** C



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