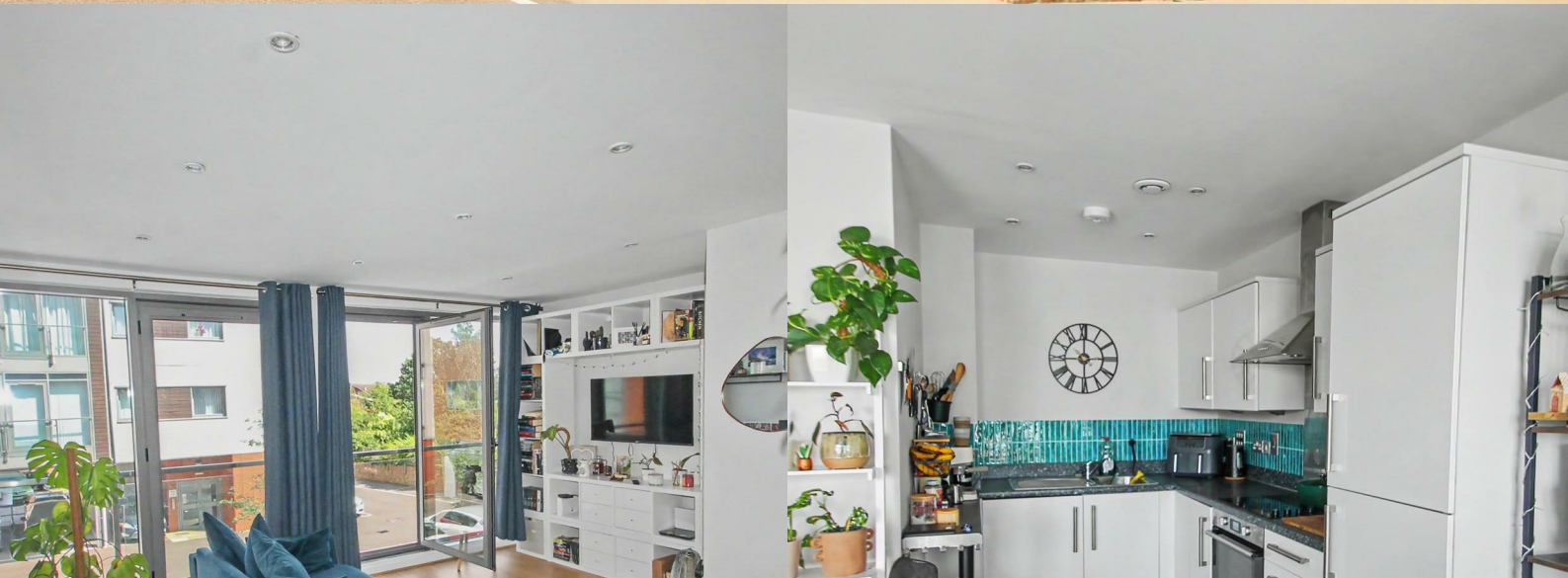




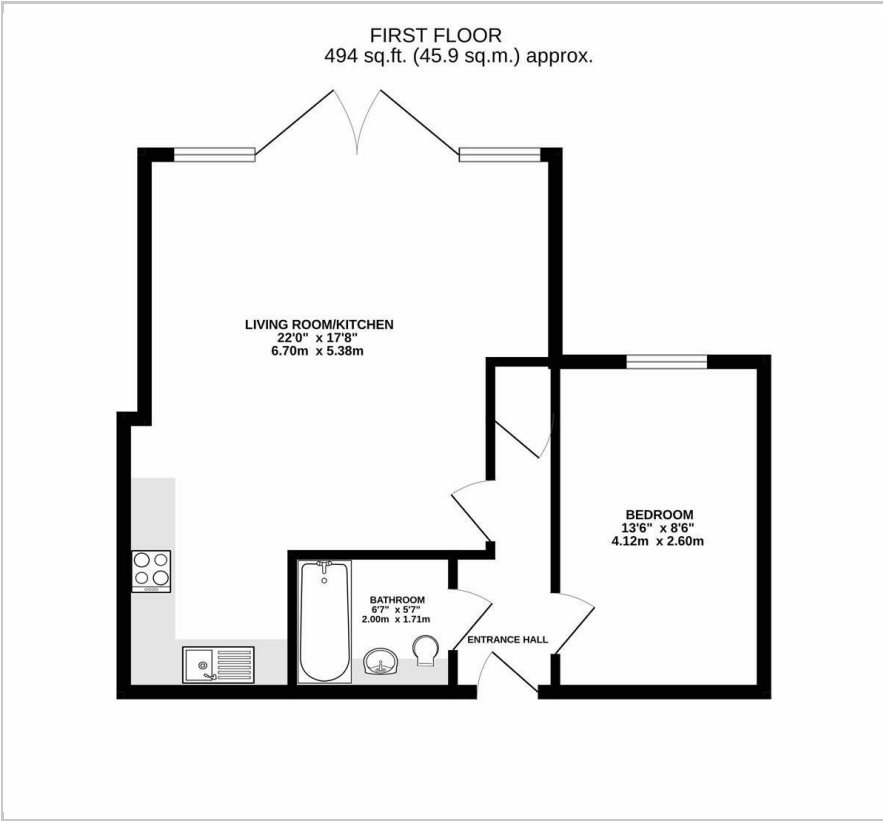
Flat 19, Heron House 49-53 Goldington Road

, Bedford, MK40 3FD

£155,000



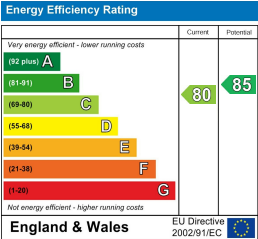
Floor Plan



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.

- Spacious First Floor ■ One Double Bedroom Apartment
- Open Plan Living ■ Modern Bathroom Room/Kitchen
- 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).



163 Castle Road, MK40 3RT

Tel: 01234 216612
www.hollandsmith.co.uk