



**35 Heron Quay**

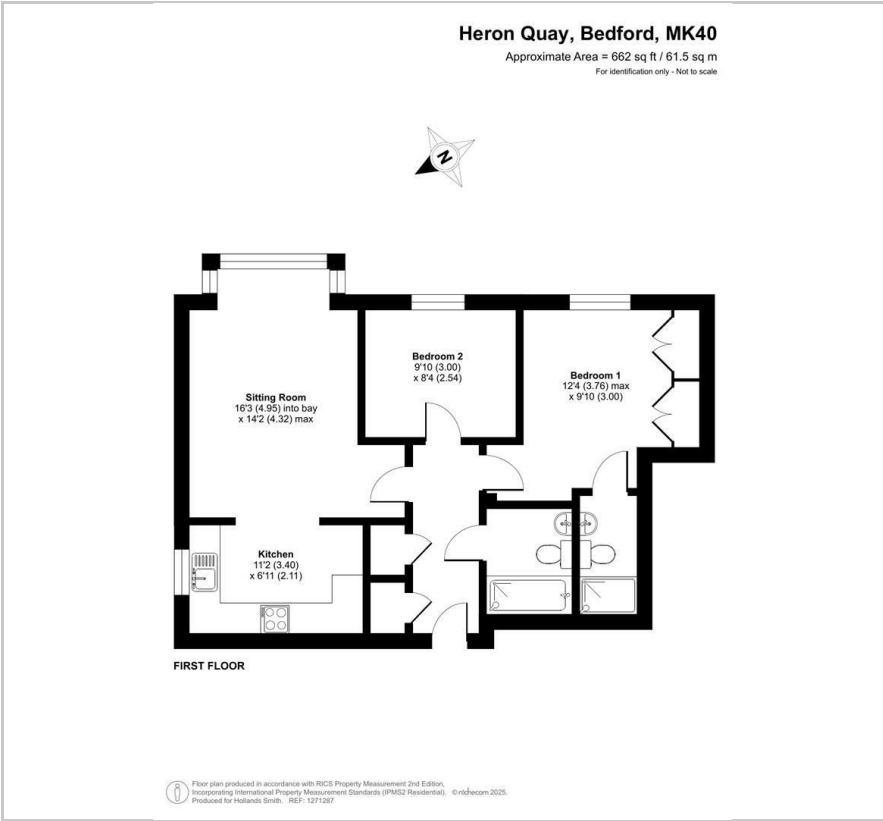
, Bedford, MK40 1TH

**£195,000**





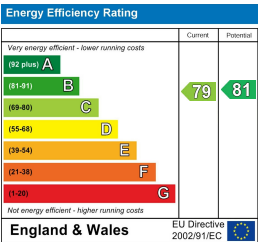
Floor Plan



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.



This modern purpose-built apartment is available with no upward chain and occupies a central location in the town, directly overlooking the river Great Ouse. The accommodation includes two double bedrooms with the main bedroom benefitting from ample built in wardrobe space and an en suite shower room with modern fittings. There is also a bathroom and plenty of storage cupboards. The spacious living area is a particular feature with a picture window overlooking the river. There is also a kitchen with plenty of storage and some built in appliances. Heating is by gas to radiators, all of the windows are uPVC double glazed and there is the added benefit of allocated parking in a secure underground car park.

Heron Quay is located just to the west of the town centre, within easy reach of wide choice of shops on offer. The Riverside North development has a number of popular bars and restaurants as well as a gym and cinema. Bedford's mainline station is just a short walk away and offers fast links into London St Pancras. **TENURE:** Leasehold - We understand that the property is held on a 125 year lease from January 1990 and that the current service charge amounts to £1200 per year.



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.