



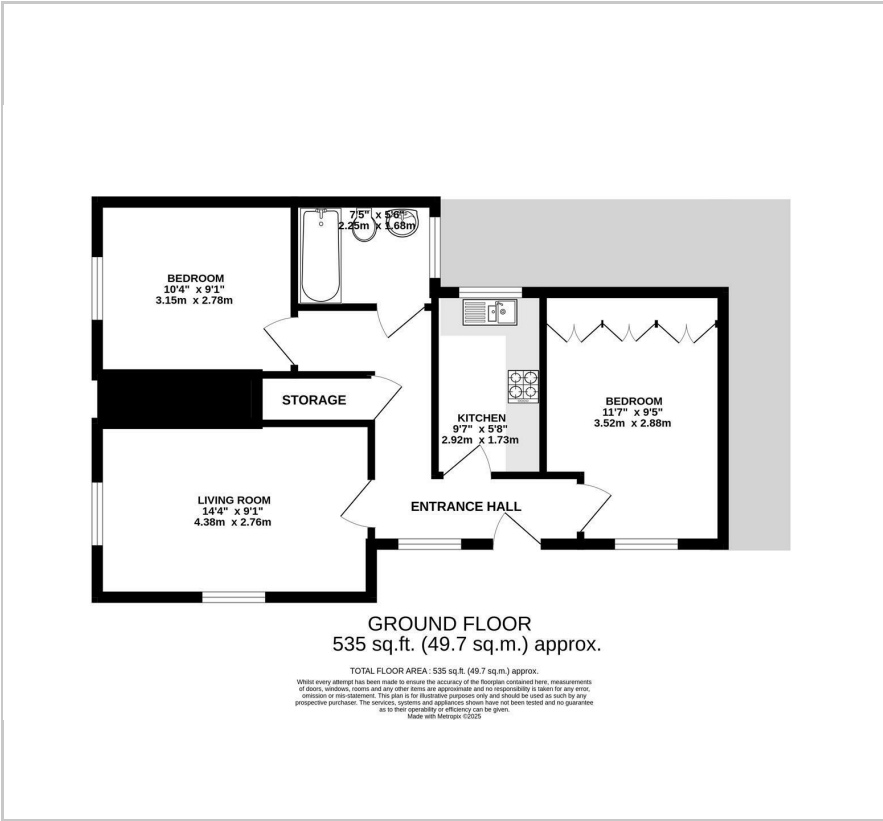
7 Abrahams Close

, Bedford, MK40 3EJ

£215,000



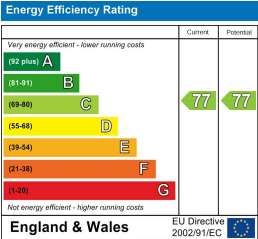
Floor Plan



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 ground floor flat occupies a popular residential location just off Goldington Road, within easy reach of the town centre and the range of cafes and coffee shops along Castle Road. Available with no upward chain, the property benefits from its own private entrance door and provides two double bedrooms, a living room, kitchen with some integrated appliances and a bathroom with a modern suite including a shower over the bath. Heating is by gas to radiators from a recently replaced combination boiler, all of the windows are uPVC double glazed and, outside, there is one allocated parking space and one visitor space directly opposite and a small courtyard garden (visitor space and courtyard shared with number 8). In addition to the town and Castle Road, the property is conveniently located for local shops, schools and sports facilities such as Riverside Tennis Club and Bedford Rugby Club. Bedford's mainline rail station is also within easy reach and offers fast links in London St Pancras. TENURE: Leasehold - We understand that the property is held on a 999 year lease and that a 50% share of the freehold of the building will be conveyed with the sale. EER: C

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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.