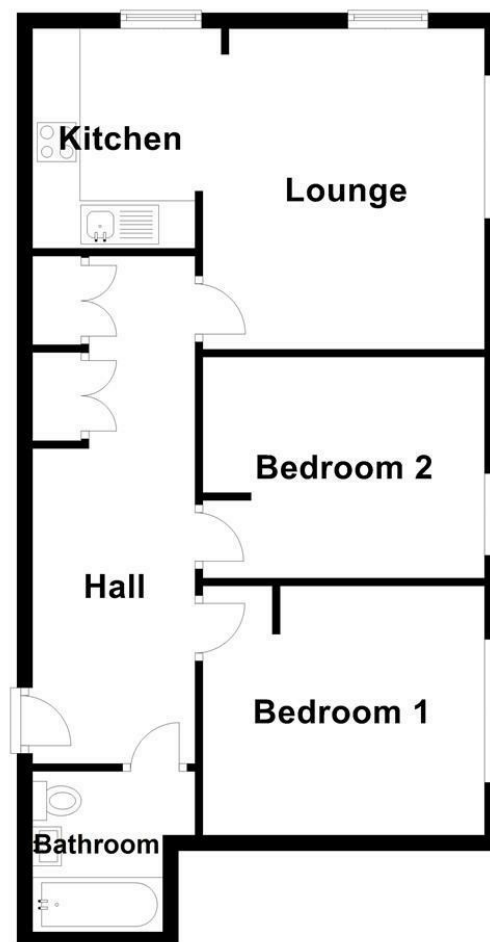




Flat G02, 25, The Heights St. Johns Street, Bedford, MK42 0FT



Not to scale. For illustrative purposes only



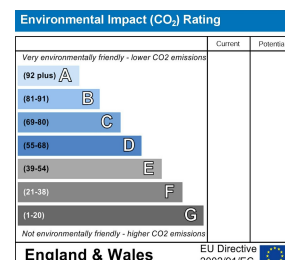
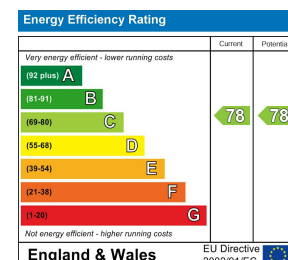
For Auction, GUIDE £125,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

This spacious two double bedroom apartment offers approximately 688 sqft of living space and is situated close to Bedford Town Centre and train station, in an ideal position for landlords looking for a property to let out. Features a communal intercom entry system, large entrance hall with built in storage, dual aspect lounge/diner, well specified modern fitted kitchen, two great sized double bedrooms and modern bathroom. Outside there a residents car park with an allocated space, some communal lawn and flowerbed areas. The property also benefits from a long lease of 150 years with 132 years unexpired. The EPC rating is C, which is above the UK average, making this a practical proposition. Call us today to find out more and to arrange a viewing.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

COMMUNAL ENTRANCE

With intercom system and stairs to the ground level where the property is situated

ENTRANCE HALL

22'2 x 6'10

Intercom receiver, double store cupboard, utility cupboard with plumbing for washing machine, door to



LOUNGE/DINER

13'6 x 11'10

Dual aspect room with large windows, open plan to



KITCHEN

9'3 x 7'4

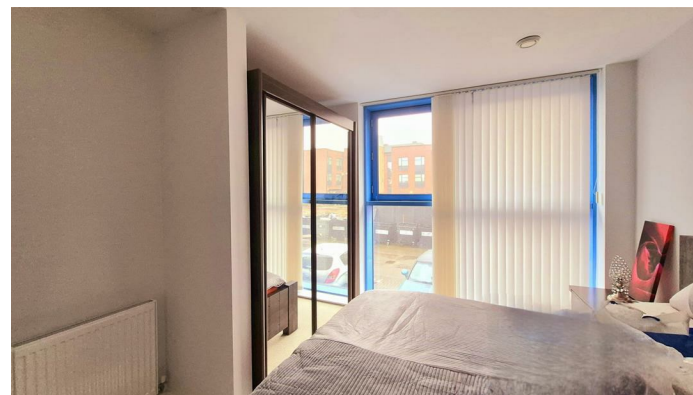
Well appointed fitted kitchen, with a range of wall and base units and some integrated appliances as fitted



BEDROOM ONE

11'10 x 10'6

Double bedroom with large window



BEDROOM TWO

11'10 x 9'4

Double bedroom with large window



BATHROOM

6'9 x 6'6

Modern suite with bath, shower screen, sink unit, WC and tiling to splash areas



OUTSIDE

PARKING

Gated access resident car park (PLEASE REFER TO THE LEGAL PACK/LEASE TO CHECK PARKING RIGHTS) with one allocated parking space.



LEASE DETAILS

150 Year lease with 132 years remaining, please refer to the legal pack for ground rent and service charges

SERVICES

No services has been checked or tested

COUNCIL TAX

Band C, Bedford Council

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements

will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay an administration charge of £2,400 (£2,000 plus vat)

HOW TO GET THERE

Follow the A600 on to St Johns St and turn right into Kingsway Link, where the turning in the Heights will be on your right hand side.

DOISA/0702SA10074

For further information on viewing call 01908 030127