



**FLAT 1 – 34 THE BROADWAY  
BEDFORD, MK40 2TH**

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LEASEHOLD PRICE: O.I.E.O. £110,000

**A WELL PRESENTED, MODERN 2 BEDROOM FIRST FLOOR FLAT IN A CENTRAL LOCATION AND CLOSE TO THE MAINLINE STATION.**

**ATTENTION INVESTORS ONLY.** **Property currently rented.** A good opportunity to purchase this well presented 2 bedroom, 1st floor flat situated in a good central location and within close proximity to the mainline station. Presented in lovely order throughout and newly decorated with a lounge/dining room and fitted kitchen with integrated oven, hob extractor, space for low level fridge and plumbing for washing machine, modern fitted bathroom and 2 double bedrooms. Parking is 'on road' and near to the property. An internal inspection is advised.

The flat benefits from: 125 year lease, electric wet system to radiator central heating, mega flow water system, modern kitchen with integrated oven hob and extractor, modern shower room and has just been redecorated throughout. The property is offered for sale with no upward chain.

The property is situated in Bedford town centre, and local shops for day-to-day necessities are within easy walking distance as is Bedford town centre for extensive shopping facilities. The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Excellent road links are available; mainly the A428 to N'hampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass. The 60-acre Victorian Bedford Park & Robinson Indoor Swimming pool/Gymnasium are a stone's throw away for leisure activities.

- |                         |                    |
|-------------------------|--------------------|
| - DOUBLE BEDROOMS       |                    |
| - IN GOOD ORDER         |                    |
| - KITCHEN               | - CLOSE TO STATION |
| - LOUNGE/DINING         | - ON ROAD PARKING  |
| - MODERN SHOWERROOM     | - CENTRAL LOCATION |
| - INTEGRATED APPLIANCES | - NO UPWARD CHAIN  |

<b>LEASE TERM</b>	<b>125 YRS</b>	
<b>GROUND RENT</b>	<b>£175.00 PA</b>	-----
<b>SERVICE CHARGE</b>	<b>£ 500.00 PA</b>	
<b>RENTED AT</b>	<b>£725 PCM</b>	

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**

## EPC:

**COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)**

**PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.**

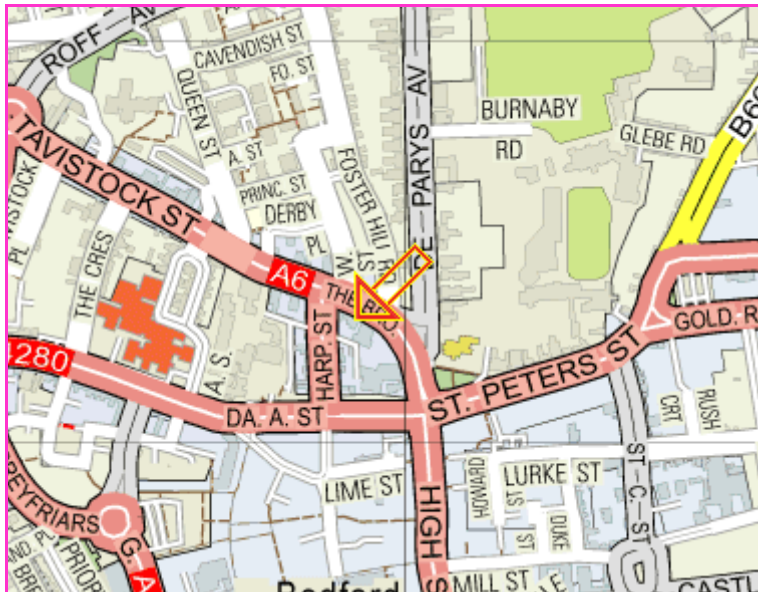
**PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.**

**PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.**

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document eg new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. APRIL 2021. These details are presented Subject to Contract and Without Prejudice.

## MAP:



Energy performance certificate (EPC) - Find an energy certificate...

<https://find-energy-certificate.digital.communities.gov.uk/energy...>

# Energy performance certificate (EPC)

FLAT 1  
34 THE BROADWAY  
BEDFORD  
MK40 2TH

Energy rating

D

Valid until  
7 February 2031

Certificate number  
0390-2326-7020-2609-8321

Property type	Top-floor flat
Total floor area	56 square metres

### Rules on letting this property

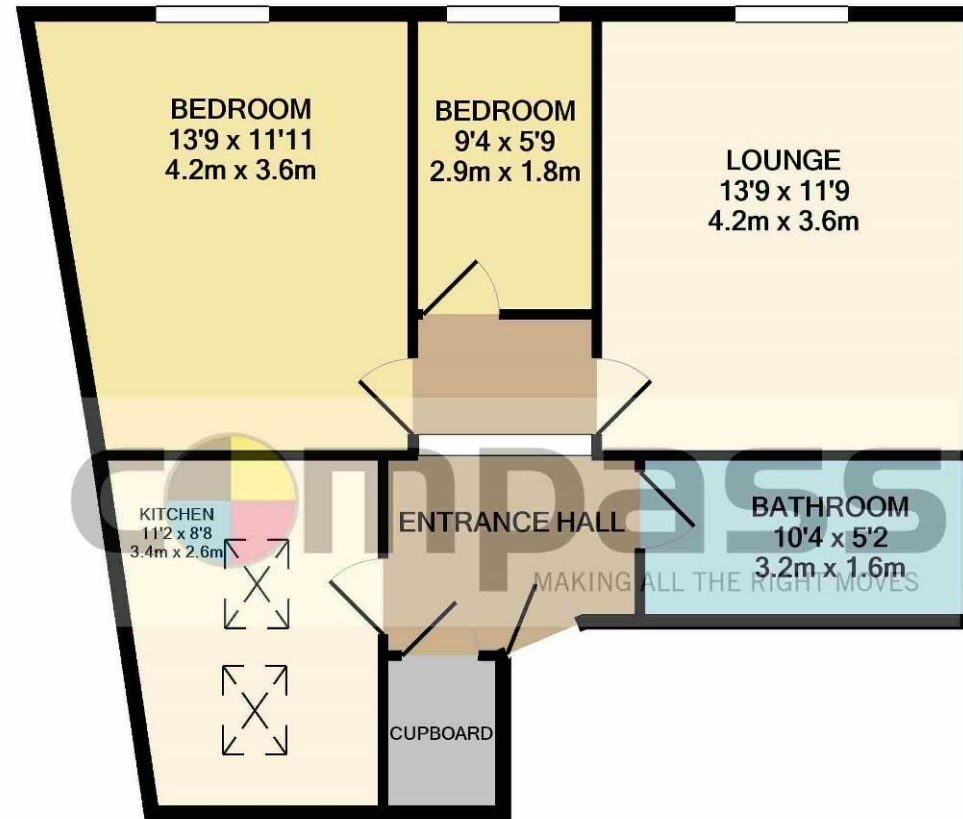
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

## FLOORPLAN:



TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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