



46 The Limes, 30-34 Linden Road, Bedford, MK40 2UX



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Bedford,
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Price £95,000

- Retirement apartment
- Sitting/Dining Room
- Kitchen
- Electric Heating
- One Bedroom
- Refitted shower room
- No Upward Chain



- Council Tax Band C
- Energy Efficiency Rating C

Quick completion available...



This is a retirement apartment located on the second floor of this sought after development, available only to purchase for those of 60 years old or above.

The block includes a lift service, a communal lounge, laundry room for the use of all residents and a twenty-four hour support system is also available. There is a pleasant communal garden and parking is an option, subject to availability. Guest rooms are also available at a modest charge. Satellite is available subject to application to the provider and the relevant charges.

Internally there is a sitting/dining room, a kitchen, one bedroom and a refitted shower room.

Service charge – £175 per month approx to be confirmed

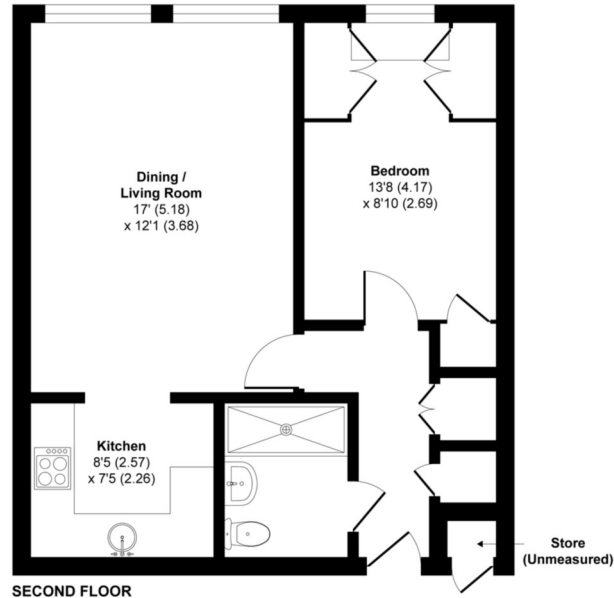
Lease remaining – 99 years from 1988

The apartment is offered with vacant possession offering a quick completion.

Linden Road, Bedford, MK40

Approximate Area = 519 sq ft / 48 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcecom 2021. Produced for Lane & Holmes. REF: 725408



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

