

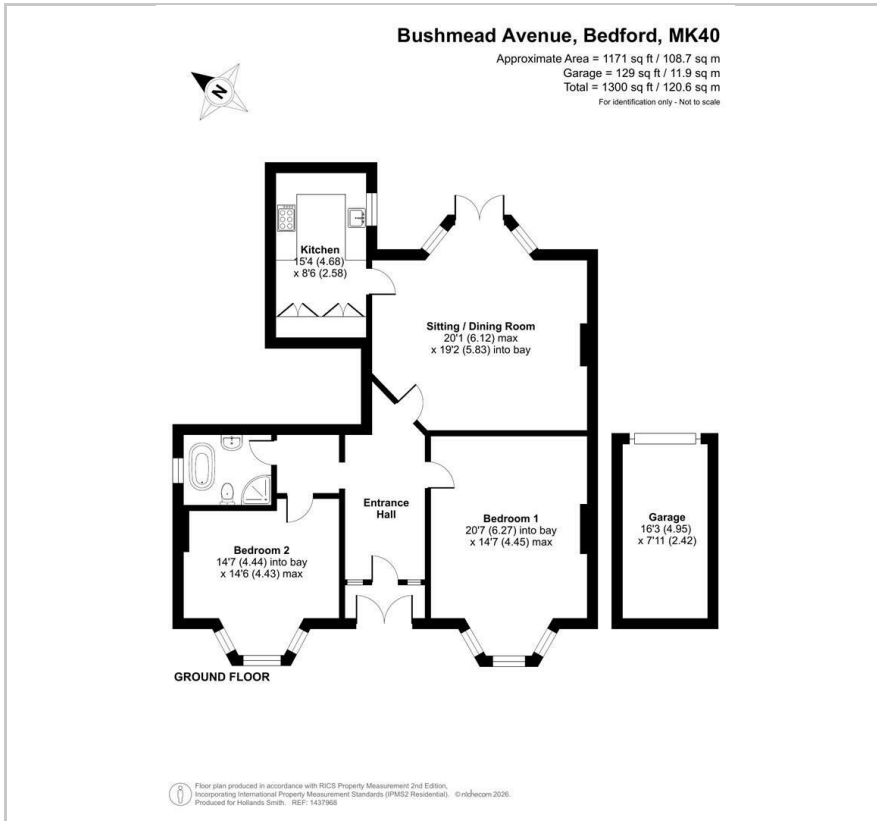
52A Bushmead Avenue

Bedford, MK40 3QW

£395,000



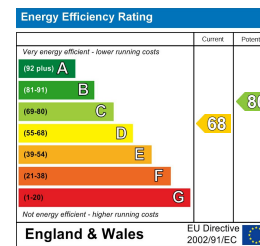
Floor Plan



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.



Situated in one of the town's most select addresses, this particularly well proportioned ground floor converted apartment is conveniently placed within a short stroll of Castle Road's amenities, Russell Park and the picturesque Embankment. Occupying the front of the ground floor of a substantial period building, the property enjoys its own imposing entrance - the original entrance to the building - complete with ornate mosaic floor tiling. The large rooms feature high corniced ceilings and bay windows. The living room has a rear bay with French doors which open into a patio garden area. The kitchen has recently been refitted and there is the rare benefit of a garage in a block to the rear. We understand that approximately 75 years remain on the lease but the seller is instigating an extension to the lease, details awaited. A share of the freehold will be conveyed with the sale.

EPC Rating: D Council Tax Band: B

Rarely does a converted apartment come to the market in the town with such generous proportions but this is one such example. An array of independent shops and cafes lie close at hand and the property is also conveniently placed for a selection of pubs and restaurants, all within comfortable walking distance. We understand that the property is held on a 125 year lease which commenced in 1975; the seller is in the throes of arranging this to be extended. The new owner will also become a shareholder in the 52/54 Bushmead Residents Association which owns the freehold. The current service/maintenance charge is £97.29 per month.



163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk