



**Wheelwright House, Palgrave Road, BEDFORD, MK42 9EX**

## **Welcome to**

### **Wheelwright House Palgrave Road, BEDFORD**

A bright and well-presented two-bedroom penthouse in Wheelwright House, offering modern living, lift access, and a private balcony with peaceful river views.

#### **Hallway**

Hard Flooring, Electric Heater, Intercom

#### **Living/Dining Room**

23' 9" x 10' 1" (7.24m x 3.07m)

Hard Flooring, Electric Heater, 2 Semi Flush Ceiling Lights (with 3 lights on each), TV & Internet Points, 3 Windows to Rear Aspect

#### **Kitchen**

14' 1" x 9' 11" (4.29m x 3.02m)

Hard Flooring, Integrated Fridge/Freezer, Dishwasher, Washing Machine, Electric Cooker and Hob (with 4 rings), Adjustable Spotlight Ceiling Mount (with 4 spotlights), 2 windows to Rear Aspect, Sliding Door to the Balcony (Over-looking the River)

#### **Bedroom One**

12' 9" x 10' 3" (3.89m x 3.12m)

Hard Flooring, Electric Heater, Integrated Built-in Wardrobe, 2 Windows to Front Aspect

#### **En-Suite**

6' 9" x 4' 4" (2.06m x 1.32m)

Laminate Flooring, Toilet, Wash Hand Basin, Heated Towel Rail, Shower Cubicle, Extractor Fan, 2 Spotlights

#### **Bedroom Two**

9' 3" x 8' (2.82m x 2.44m)

Carpeted, Electric Heater, Built-in Wardrobe, 2 Windows to the Front Aspect

#### **Bathroom**

Laminate Flooring, Toilet, Wash Hand Basin, Heated Towel Rail, Bath with Overhead Shower, Extractor Fan, 4 Spotlights

#### **Loft Space**

Loft Latch in the Entrance Hallway, Ladder, Good Space, Insulated,

#### **Parking**

Allocated Underground Parking Space (Part of the Title)

#### **Agent Note**

The vendors have upgraded all the electric heaters and changed the balcony door and windows to double glazing.





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## Welcome to

# Wheelwright House, Palgrave Road, BEDFORD

- Two Double Bedrooms
- Penthouse Residence with Balcony Overlooking the River
- Spacious Living/Dining Room Area
- Allocated Underground Parking Space
- Intercom System

Tenure: Leasehold EPC Rating: D

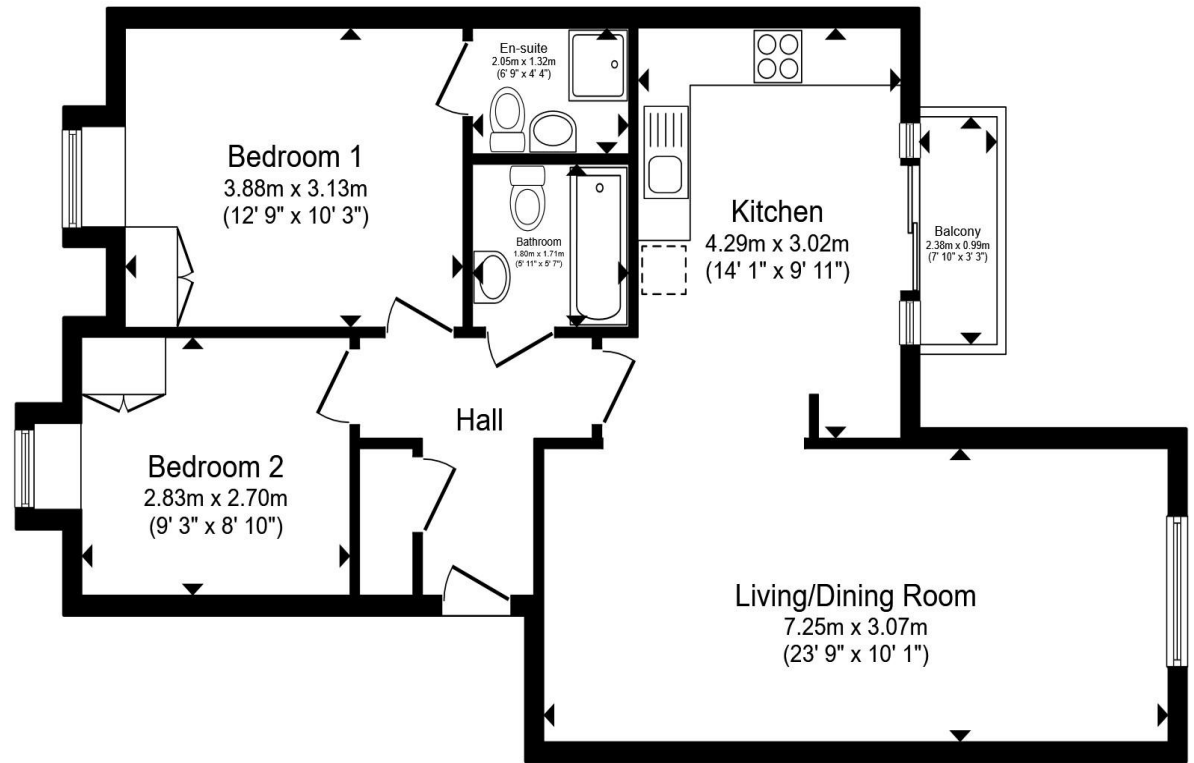
Council Tax Band: C Service Charge: 2539.34

Ground Rent: 383.88

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

## £250,000



Total floor area 70.8 m<sup>2</sup> (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BFD105599 - 0005

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