



**FLAT 3, 89-93 HIGH STREET,  
BEDFORD, MK40 1SP**

**FLAT 3, 89-93 HIGH STREET,  
BEDFORD, MK40 1NE**  
**LEASEHOLD PRICE: £110,000**

**A WELL PRESENTED, MODERN 1 BEDROOM FIRST FLOOR FLAT IN A CENTRAL LOCATION, AND A WALK TO THE MAINLINE STATION.**

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

The property 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 re decorated 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.

- BEDROOM
- IN GOOD ORDER
- KITCHEN/LOUNGE
- MODERN BATHROOM
- INTEGRATED APPLIANCES

- CLOSE TO STATION
- VACANT
- ON ROAD PARKING
- CENTRAL LOCATION
- NO UPWARD CHAIN

LEASE TERM	125 YRS
GROUND RENT	£175.00 PA
SERVICE CHARGE	£500.00 PA

**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 Executive 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 Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. MARCH 2022. These details are presented Subject to Contract and Without Prejudice.

## MAP:



Energy performance certificate (EPC) – Find an energy certificate ... <https://find-energy-certificate.service.gov.uk/energy-certificate/949...>

### Energy performance certificate (EPC)

Flat 3, 89-93 High St  
Bedford  
MK40 1NE

Energy rating

**B**

Valid until: 13 March 2032

Certificate number: 9499-3003-4202-0849-6204

Property type: Mid-floor flat

Total floor area: 44 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 B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60









**COMPASS RESIDENTIAL HOMES**

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