



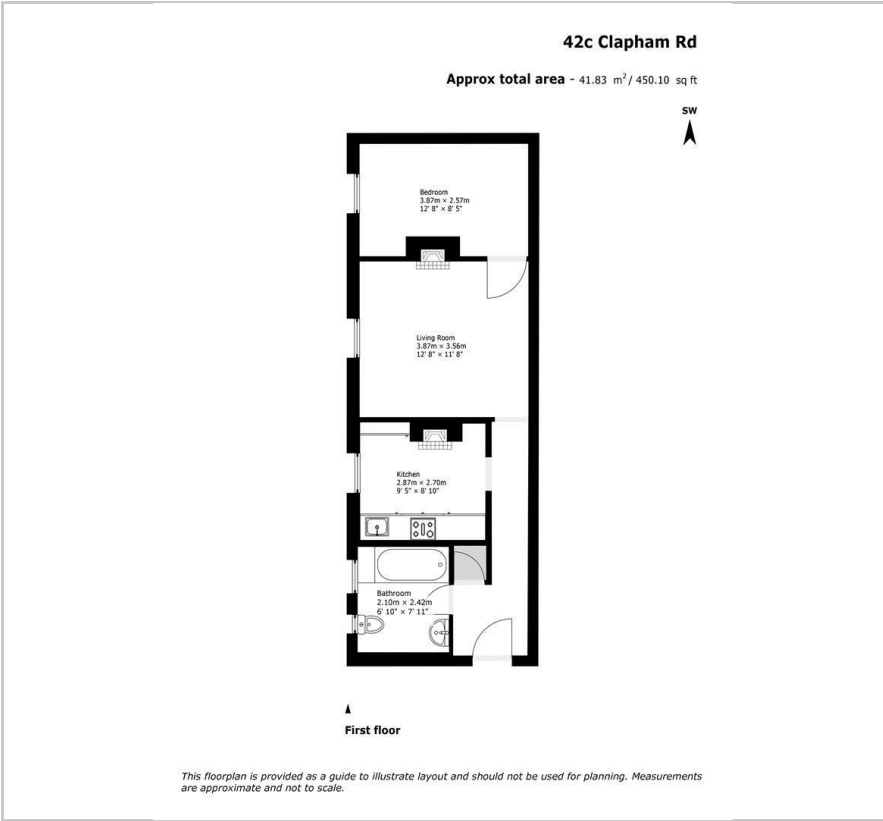
42C Clapham Road

, Bedford, MK41 7PW

£160,000



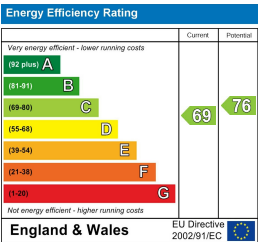
Floor Plan



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.



Converted from a substantial period building, this first floor flat is exceptionally well presented and offers spacious accommodation, stylishly finished throughout. The living room is a calm and peaceful space, there is one double bedroom and the kitchen features a built in oven and hob, exposed brick fireplace and has enough space for a small breakfast table. The bathroom has a modern suite and a contemporary feel. Gas to radiator heating from a combination boiler, recently replaced uPVC double glazed windows and fresh décor throughout complete this ready to move into home. With just three flats in the building, there is also a shared south/west facing garden to the rear. Clapham Road offers on-street parking at a cost to residents of £35 per year for one vehicle.

TENURE: Leasehold - We understand that the property is held a 125 year lease with 88 years remaining. The annual ground rent amounts to £10 per year and the service charge currently £50 per month. The freehold is owned and managed by BPHA.

Clapham Road is centrally located in Bedford, just to the east of the town centre and a few minutes walk from the choice of shops, bars and restaurants along with two supermarkets. Bedford Park is just around the corner and the mainline rail station is within easy reach and offers regular fast links into London St Pancras. EER: C

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These particulars are believed to be accurate but are not guaranteed to be so. They are intended only as a general guide and cannot be constructed as any form of contract, warranty or offer. No apparatus, equipment, fittings or services have been tested and so we cannot verify that they are in working order. The details are issued on the strict understanding that any negotiations in respect of the property are conducted through Hollands Smith Estate Agents and Valuers.