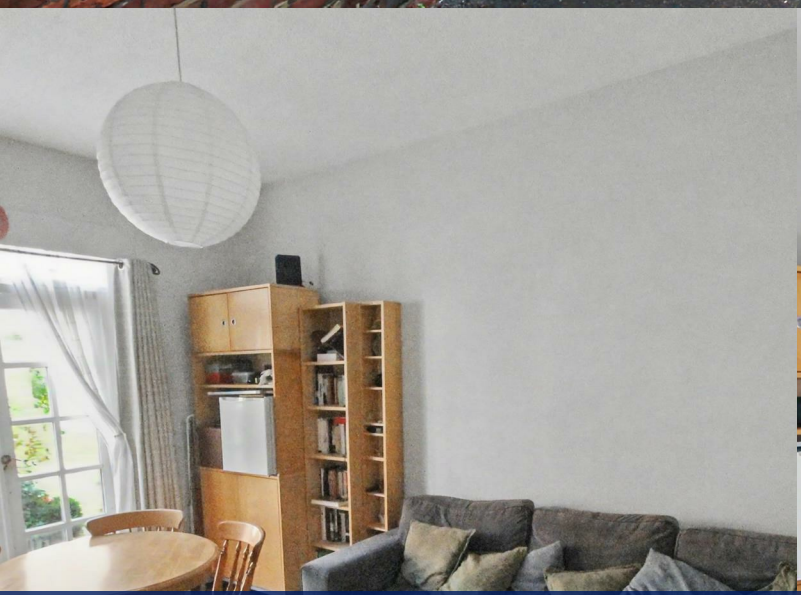
Hollands Smith
Residential Sales and Lettings







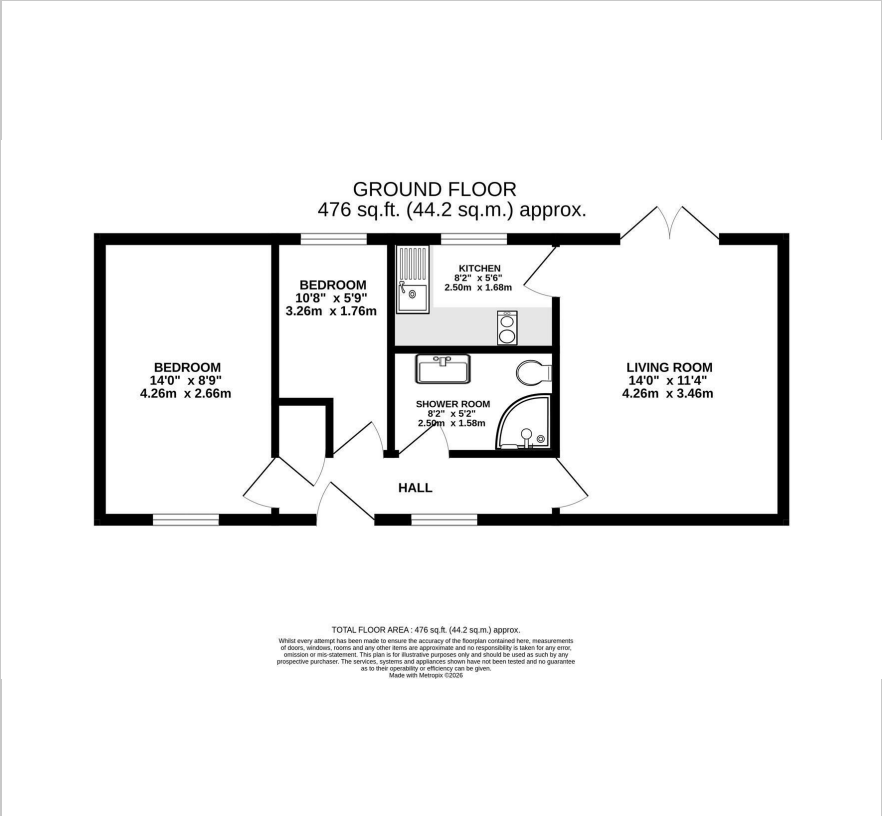
16 Kimbolton Avenue

, Bedford, MK40 3AD

£170,000

2 1 1

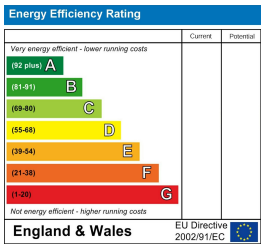
Floor Plan



Area Map



Energy Efficiency Graph

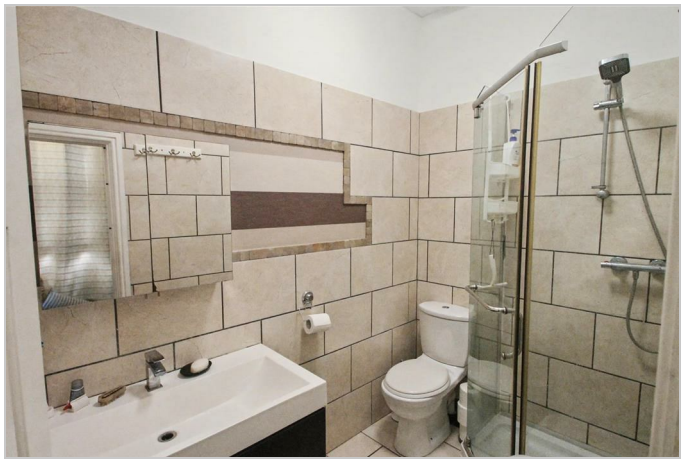


Viewing

Please contact our Bedford Office
on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Ground Floor Flat with Own Private Entrance
- Two Bedrooms
- Modern Well Equipped Kitchen
- Modern Shower Room
- Gas Radiator Heating
- Living Room with French Doors
- Allocated Parking to Rear





Converted from a substantial period building in a popular residential part of town, this ground floor flat has the added benefit of its own private entrance as well as French doors from the living room to a shared patio garden. There are two bedrooms, a small but modern and well-equipped kitchen and a shower room with a replaced white suite. Heating is by gas to radiators from a recently installed boiler and there are some sash windows. There are well-kept communal gardens all around and a car park to the rear with one allocated space. Situated just to the north of Bedford, there is a useful Budgen's supermarket/post office just around the corner, a choice of coffee shops/restaurants along nearby Castle Road and the wider choice of shops in the town centre. Bedford's mainline rail station is a short walk away and has fast links into London St Pancras. TENURE: Leasehold - We understand that there are 150 years remaining on the lease and that the current service charge amounts to £1,300.00 per year with no ground rent payable. EER: TBC

163 Castle Road, MK40 3RT

Tel: 01234 216612

www.hollandsmith.co.uk

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.