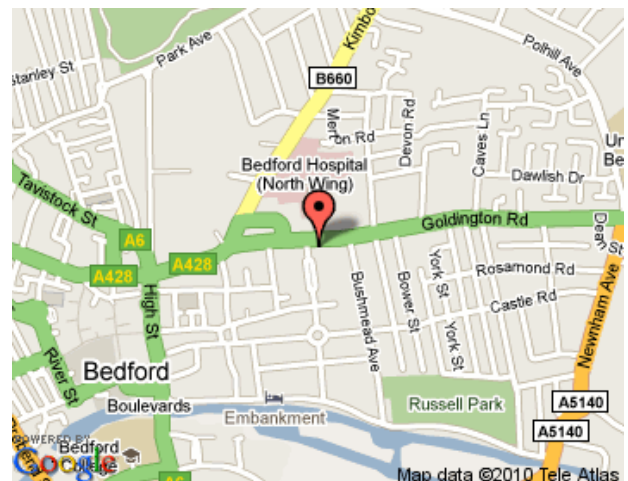


**60 Heron House, Goldington Road, MK40
£229,950, Leasehold**



**** LAST REMAINING 3 BEDROOM APARTMENT WITH
STUNNING VIEWS OF BEDFORD RUGBY GROUNDS**

**** Situated on the fourth floor, accommodation includes
entrance hallway, open plan fitted kitchen living room,
ensuite to master bedroom and family bathroom.**





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LAST REMAINING THREE BEDROOM APARTMENT WITH STUNNING VIEWS OF BEDFORD RUGBY GROUNDS

APARTMENT 60 ACCOMMODATION

- Entrance Hall
- Living Room/Kitchen: 16ft 9 x 26ft 10
- Bedroom 1: 11ft 3 x 14ft 9
- Ensuite
- Bedroom 2: 9ft 11 x 13ft 7
- Bedroom 3: 10ft 1 x 12ft 1
- Family Bathroom

Heron House is a high quality Croft Homes development situated in prestigious Rothsay Gardens and Goldington Road within a few minutes walk to the heart of historic Bedford town centre and the Embankment.

Comprising fifty-five private apartments over five levels the development offers a choice of 1, 2 and 3 bedroom accommodation, all to be built to a high specification, with lift access to all floors, secure parking and telephone entry system.

Each apartment features a fully-fitted kitchen with high-gloss units, inset electric hob and cooker hood, electric oven, fridge freezer and plumbing for washing machine and dishwasher.

SPECIFICATION

Floor Finishes

- . Natural oak parador laminate flooring to all areas except bathrooms and bedrooms
- . Bedrooms are to be carpeted

Windows

- . Double glazed windows

Bathrooms

- . Half height glazed ceramic tiling to all areas and full height tiling in the shower areas
- . White ceramic sanitary ware
- . Shaving point
- . Heated towel rail
- . Mechanical ventilation

Kitchens

- . 'Ottawa' Shaker-style units with post form laminate veneered worktop (Granite worktops will be available as an extra) Stainless steel sink
- . Inset electric hob, electric oven and fridge freezer. Plumbing for washing machine and dishwasher

Heating

- . Electric fully controllable system

Electrical

- . Switches, sockets etc will be brushed steel

Lighting

- . Recessed downlighters to living room, kitchen and bathrooms

Telephone

- . Provision of a phone socket to hall, living room and bedroom

Television

- . The development will have a communal satellite dish for digital TV reception including Sky+.

Connection points for residents own digital service installation will be provided in the living room

Security

- . Telephone entry system linked to the main entrance areas

Access

- . Lift access to all floors
- . Access to each block will be via secure entrance doors
- . Access to the parking areas is restricted to residents only
- . CCTV security will be controlled electronically

NHBC

- . The apartments will benefit from 10 year NHBC cover

Compass New 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 New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. These details are presented Subject to Contract and Without Prejudice. The vendors reserve the right to amend the specification without prior notice.