



**88 Crown Quay, Prebend Street
Bedford, Beds, MK40 1BN**

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Leasehold Price: £179,995

Compass are pleased to offer for sale this 3 bedroom duplex apartment with river views. The apartment is set over 2 floors with an ornate spiral staircase. The property offers well laid out, light & airy accommodation and an internal inspection comes highly recommended. The apartment would make an ideal owner occupier or investment purchase & is offered for sale with no upward chain.

The accommodation briefly comprises: Communal entrance hall, entrance hall, lounge, mezzanine study area, kitchen, bathroom, bedroom 2, bedroom 3, spiral staircase to 2nd floor and master bedroom with en-suite shower room & walk-in wardrobes.

On the outside: Off road parking and access to communal garden area.

The property benefits from: Double glazed windows, electric storage heaters, river views, 3 large double bedrooms, designated parking and is in a town centre location.

The property is situated in close proximity to the Bedford town centre for extensive shopping facilities and is a stone's throw away from the picturesque Embankment. The mainline railway station is a 6 minute walk away offering fast & frequent commuter links to London.

Agents Note: The property is currently tenanted for a 6 month period and is attaining a rental income of £895 per calendar month.

Call Compass Residential Homes on 01234 214234 to arrange your viewing of this must-see 3 bedroom apartment.

Communal Entrance Hall:

Intercom entry system. Stairs to 2nd floor accommodation. Door to:

LOWER FLOOR ACCOMMODATION:

Entrance Hall:

Smooth ceiling. Wood laminate flooring. High level electric trip switch box. Intercom entry phone. Doors to family bathroom, kitchen, bedroom 2, bedroom 3 and lounge. Door to airing cupboard housing hot water tank.

Family Bathroom: 8ft x 6ft 5

3 piece white suite comprising: electric shower over bath, wall mounted sink with mixer tap and low level WC. Tile effect vinyl flooring. Tiled splash backs. Wall mounted Dimplex heater. Extractor fan.

Lounge/Dining Room: 21ft x 15ft 3

Wood laminate flooring. Electric storage heater. TV point, telephone point and internet point. Hardwood double glazed doors to Juliet balcony with river views. Spiral staircase to 2nd floor accommodation, galleried landing area & mezzanine study area.

Kitchen: 9ft 1 x 7ft 3

Fitted in white units to comprise: 1 ½ stainless steel sink with mixer taps, granite effect work tops, 5 eye level units and 8 base level units. Tile effect vinyl flooring. Smooth ceiling. Tiled splash backs. Integrated fridge/freezer. Plumbing for washing machine. 4 ring Whirlpool electric hob with Whirlpool electric oven and grill with cooker hood.

Bedroom 2: 14ft 7 x 10ft 3

Wall mounted electric heater. Hardwood double glazed window to front aspect. Smooth ceiling. Wood laminate flooring.

Bedroom 3: 13ft 6 x 10ft

Wall mounted electric heater. Hardwood double glazed window to front aspect. Wood laminate flooring.

UPPER FLOOR ACCOMMODATION:

Galleried Landing/Mezzanine Study Area:

Electric storage heater. Smoke detector. Door to master bedroom. Vaulted ceiling.

Master Bedroom: 19ft x 16ft

Electric storage heater. 2 double glass fronted walk in wardrobes with hanging space and storage over. 2 skylights to front aspect. Door to fire exit. Door to:

En-suite:

3 piece white suite comprising: Triton electric shower in cubicle with bi-folding doors, wall mounted sink with mixer taps and low level WC. Tile effect vinyl flooring. Tiled splash backs. Wall mounted electric blow heater. Extractor fan and shaver point. Skylight to front aspect. Door to storage cupboard.

EXTERNALLY:

Communal garden with river views.
Communal off road parking.

Lease length – 87 years remaining

Ground Rent - £100.00 per annum

Service Charge – £90.00 per calendar month

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 221659.

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL
DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE
BEEN TESTED.

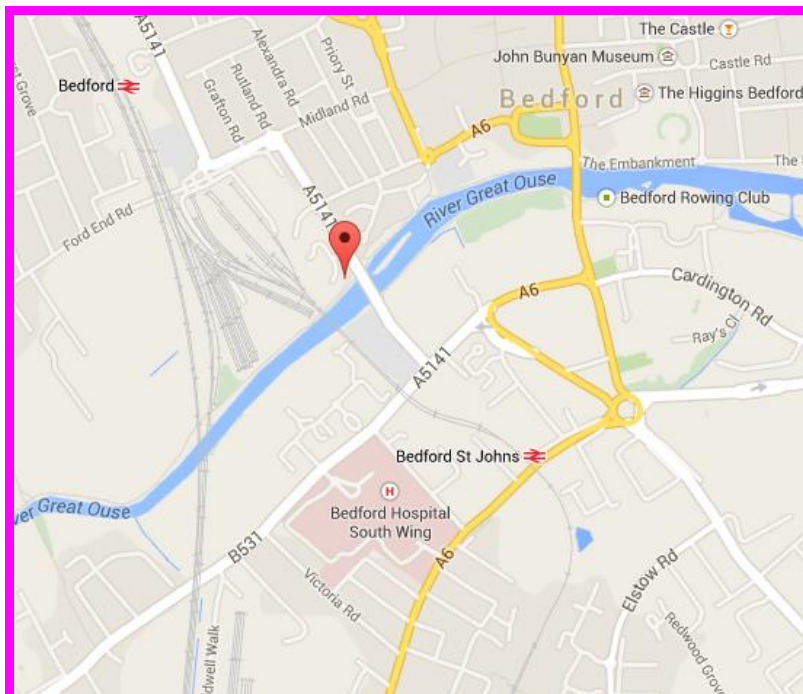
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM
THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 e.g. 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 Residential 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 Residential Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. FEBRUARY 2015. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate

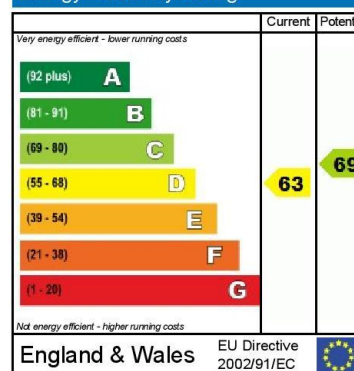


Flat 88 Crown Quay
Prebend Street
BEDFORD
MK40 1BN

Dwelling type: Top floor flat
Date of assessment: 17 November 2009
Date of certificate: 19-Nov-2009
Reference number: 9068-2893-6091-0991-8625
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

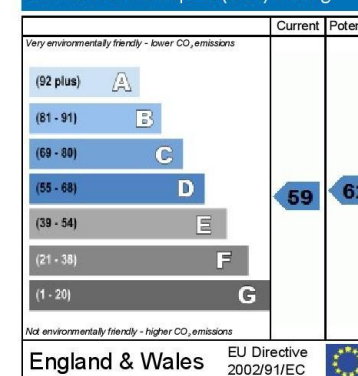
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	287 kWh/m ² per year	266 kWh/m ² per year
Carbon dioxide emissions	4.7 tonnes per year	4.3 tonnes per year
Lighting	£132 per year	£ 66 per year
Heating	£424 per year	£ 383 per year
Hot water	£197 per year	£ 197 per year

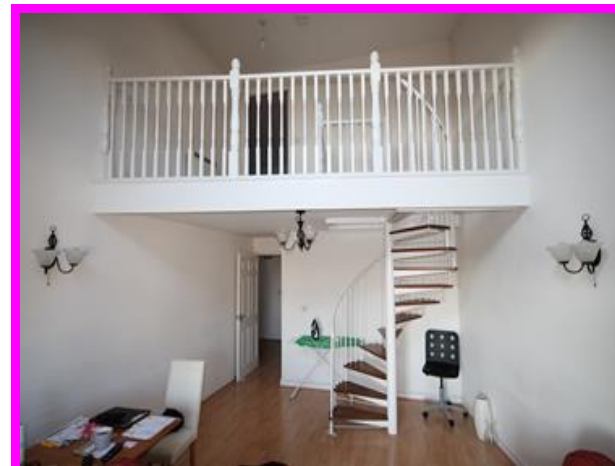
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.





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