



**1002 THE HEIGHTS, 25 ST JOHNS STREET,
BEDFORD, MK42 0FW**

Consented for high
density residential
development
c/mbpp
1002 THE HEIGHTS

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LEASEHOLD: £115,000

1 DOUBLE BEDROOM MODERN 10TH FLOOR APARTMENT IN NICE ORDER

A very well presented 1 double bedroom apartment situated on the 10th floor in the popular Heights development. The property is light & airy, is in good decorative order throughout with splendid views over the south of Bedford, and an internal inspection comes highly recommended. This lovely apartment would make an ideal 1st time buy or investment purchase in a good central location.

The accommodation is accessed via a communal entrance hall with stair & lift access to all apartments and access to the resident's only gym. The accommodation briefly comprises: Entrance hall with airing cupboard, lounge open plan to a separate kitchen with integrated appliances, 1 double bedroom, family bathroom. Externally is secure gated parking with one designated space.

The property benefits from: Double glazing, CHP heating system, intercom entry phone, modern kitchen & bathroom, built in wardrobes, integrated fridge freezer, washing machine, oven hob and extractor unit and is in good decorative order throughout with beautiful views.

The property is situated in close proximity to the River Great Ouse and picturesque Embankment & 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. Good vehicular access to the A1M, M1 and A6 trunk road can be sourced via the A421 Bedford Southern bypass which also gives good access to Milton Keynes.

- SERVICE CHARGE £502.98 PER QUARTER
- GROUND RENT £250.00 PA
- LEASE REMAINING 139 YEARS
- DESIGNATED CAR PARKING SPACE 47
- INTEGRATED APPLIANCES
- GOOD DECORATIVE ORDER
- FANTASTIC VIEWS
- WALK TO STATION AND TOWN CENTRE
- RESIDENTS GYM
- NO UPWARD CHAIN

Call Compass Residential Homes on 01234 214234 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

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

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

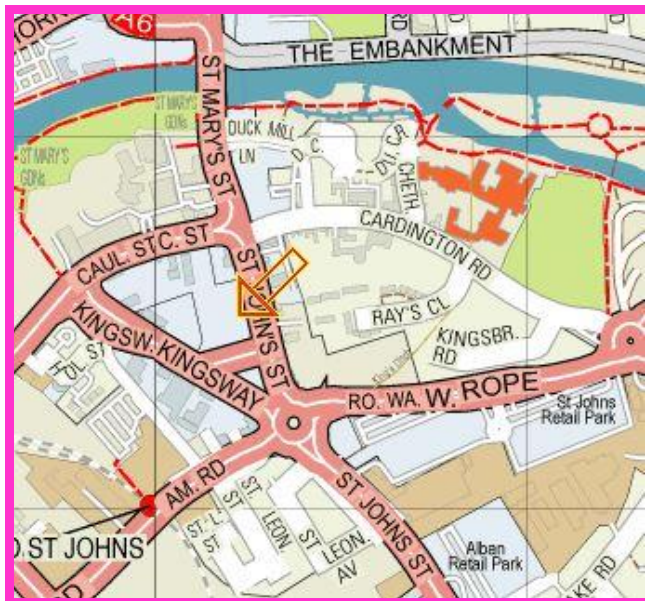
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 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. OCTOBER 2017. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

Energy Performance Certificate



Flat 1002 The Heights,
25, St. Johns Street,
BEDFORD,
MK42 0FW

Dwelling type: Mid-floor flat
Date of assessment: 09 February 2011
Date of certificate: 09 February 2011
Reference number: 0518-1022-6372-8039-3910
Type of assessment: SAP, new dwelling
Total floor area: 37 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-plus) A
(81-91) B	87	87	(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.

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	155 kWh/m ² per year	155 kWh/m ² per year
Carbon dioxide emissions	1.0 tonnes per year	1.0 tonnes per year
Lighting	£28 per year	£28 per year
Heating	£152 per year	£152 per year
Hot water	£103 per year	£103 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

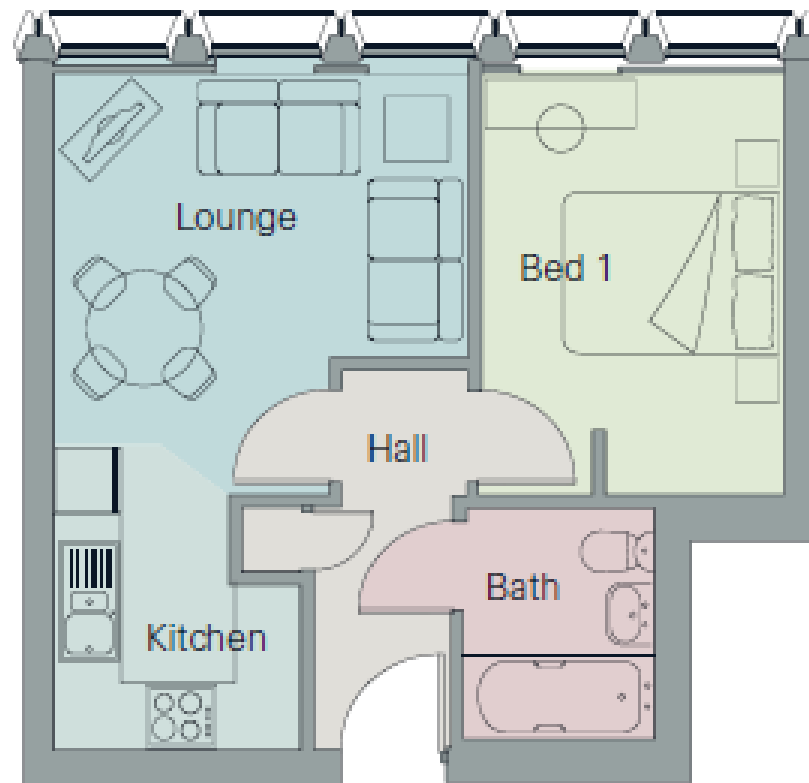
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

FLOORPLAN:

Type B.

living area	3.8 x 3.7m	12'4" x 12'1"
kitchen	2.3 x 2.2m	7'5" x 7'2"
bedroom 1	3.8 x 2.6m	12'4" x 8'5"
bathroom	2.1 x 1.7m	6'9" x 5'6"







compass

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