



**69 QUEEN STREET,
BEDFORD, MK40 2HW**

69 QUEEN STREET, BEDFORD, MK40 2HW

LEASEHOLD PRICE: O.I.E.O. £100,000

1 DOUBLE BEDROOM SECOND FLOOR FLAT CLOSE TO BEDFORD TOWN CENTRE.

A good opportunity to purchase this light airy and spacious 2nd floor purpose built flat located close to Bedford town centre. The flat presents well and has been recently redecorated throughout and offers nice size living space. The flat is accessed via an intercom entry phone system with stair access to all floors and the entrance hall gives direct access to a white 3 piece bathroom suite with tiled walls and floor and a shower over the bath, the lounge diner is of good proportion and is open plan to a fitted kitchen with eye and base level units and tiled flooring, the bedroom is a spacious double with a recess ideal for freestanding wardrobes, also there are 4 large storage cupboards. Eternally is a spacious and lawned communal rear garden to the rear aspect and parking is on road with a permit. This flat would make an ideal 1st time buy or investment purchase and should achieve circa £550.00 to £575.00 monthly rental income.

LEASE – 93 YRS REMAINING - GROUND RENT £10.00 PA – SERVICE CHARGE - £861.19 PA

The property benefits from: gas to radiator central heating via a combination boiler, UPVC double glazing, nice decorative order, and no upward chain, long lease and reasonable service charge and ground rent

The property is situated close to Bedford town centre, and local shops for day-to-day necessities are within easy walking distance as is Bedford town centre for extensive shopping facilities. The property falls within a good local authority school catchment for all age groups and the mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Excellent road links are available; mainly the A428 to Northampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass. The 60 acre Victorian Bedford Park & Robinson Indoor Swimming pool/gymnasium are a stone's throw away for leisure activities.

- 1 DOUBLE BEDROOM
- OPEN PLAN LOUNGE DINER
- FITTED KITCHEN
- BATHROOM
- NICE DECORATION
- GOOD STORAGE
- LONG LEASE
- PERMIT ON ROAD PARKING
- IDEAL 1ST TIME BUY OR INVESTMENT PURCHASE
- 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:



Energy Performance Certificate



69, Queen Street, BEDFORD, MK40 2HW

Dwelling type: Top-floor flat
 Date of assessment: 26 March 2019
 Date of certificate: 26 March 2019
 Reference number: 8701-7227-0910-5686-3926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 47 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

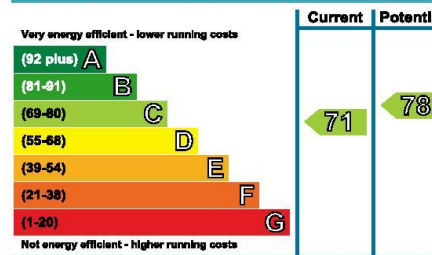
Estimated energy costs of dwelling for 3 years:	£ 1,413
Over 3 years you could save	£ 366

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 117 over 3 years	
Heating	£ 993 over 3 years	£ 714 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Totals	£ 1,413	£ 1,047	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

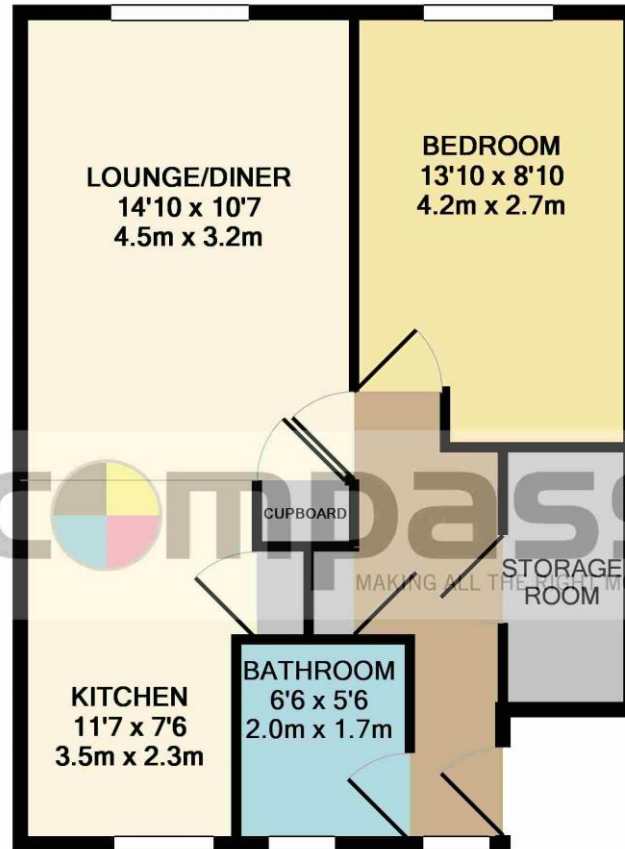
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Cavity wall insulation	£500 - £1,500	£ 162
3 Low energy lighting for all fixed outlets	£30	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

FLOORPLAN:



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019





COMPASS RESIDENTIAL HOMES

**Compass House
14-16 Bromham Road
Bedford MK40 2QA**

T: 01234 214234

F: 01234 358007

E: info@compasspropertygroup.co.uk

W: www.compasspropertygroup.co.uk

www.rightmove.co.uk

www.zoopla.co.uk

compass