



**FLAT 3 – 81 GOLDINGTON AVENUE
BEDFORD, MK40 3DB**

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LEASEHOLD PRICE: £175,000

A SPACIOUS 2 BEDROOM FIRST FLOOR FLAT WITH ELECTRIC GATED OFF-ROAD PARKING.

A good opportunity to purchase this very spacious split level 2 bedroom, first floor flat that has the added bonus of 1 designated secure parking space to the rear. The flat comes with a [125 YEAR LEASE, THE SERVICE CHARGE IS £750.00 P/A AND THE GROUND RENT £250.00 P/A](#). The accommodation is as follows: Communal entrance hall, entrance hall proper, box bay fronted large lounge to the front aspect, 1 single bedroom, 1 large double bedroom, fitted kitchen in white fronted units and a 3 piece bathroom suite with electric Triton shower over bath. Externally: Electric gated access to the car park at rear with 1 designated off-road parking space. The property was previously tenanted was attaining £750.00 pcm rental income and would make an ideal investment purchase or alternatively an ideal first time buy. There are only 4 flats in the block.

The property benefits from: UPVC double glazed windows, gas to radiator central heating via a Glow Worm boiler, long lease, designated off road parking, and ample internal space.

The property is situated within walking distance of local shops for day-to-day necessities and Bedford Town Centre for extensive shopping facilities. Close by is the 60 acre Victorian Bedford Park, the Robinson indoor swimming pool and gymnasium complex and the well-regarded Park public house/restaurant. The mainline railway station can be found on the Western fringe of Bedford town centre with fast & frequent commuter links to London & The North. The Flat also falls within a well-regarded local authority school catchment for all age groups.

- 2 BEDROOMS
- LARGE LOUNGE
- FITTED KITCHEN
- BATHROOM
- GOOD LOCATION
- ONLY 4 FLATS IN BLOCK
- IDEAL INVESTMENT OR 1ST TIME BUY
- DESIGNATED OFF-ROAD PARKING
- [125 YEAR LEASE](#)
- 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 of buildings register

<https://find-energy-certificate.digital.communities.gov.uk/energy...>

Energy performance certificate (EPC)

FLAT 3
81 GOLDINGTON AVENUE
BEDFORD
MK40 3DB

Energy rating
D

Valid until 5 October 2030

Certificate number
0022-3900-6200-0230-4200

Property type	Top-floor flat
Total floor area	67 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

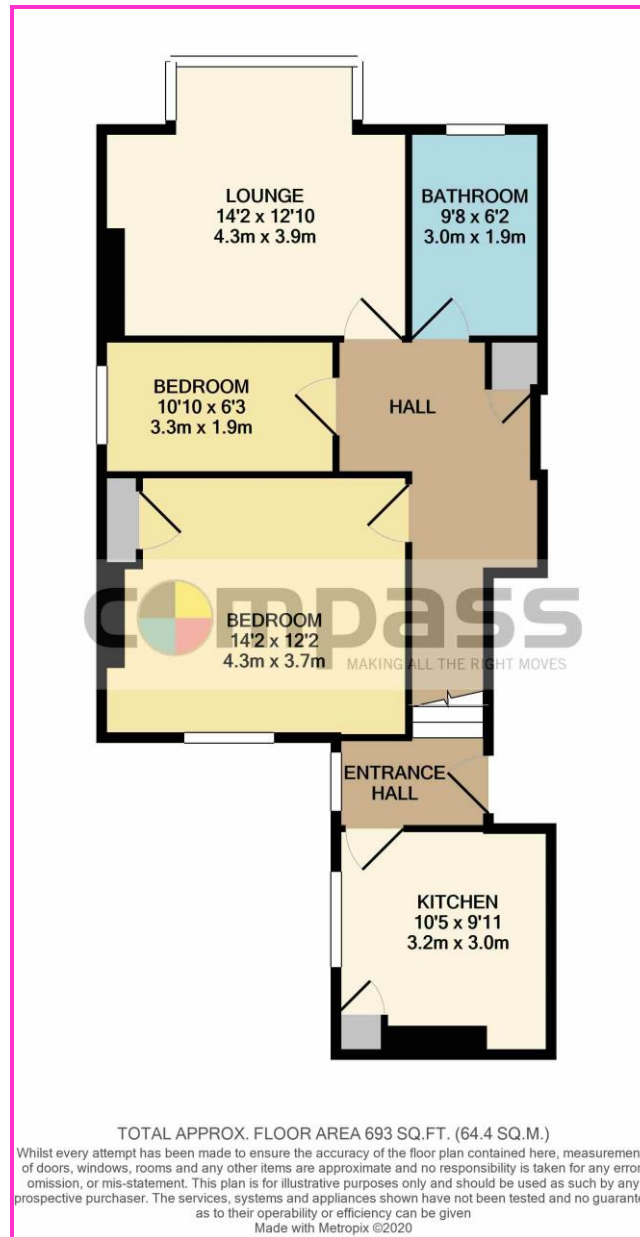
Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN:







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