

The Crescent, MK40 Offers in excess of £180,000, Leasehold



A CHAIN FREE WELL PRESENTED 2 BEDROOM 1ST FLOOR TOWN FLAT OFFERING SPACIOUS ACCOMMODATION AND PRIVATE PARKING.





Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

A 'CHAIN FREE' well presented, 2 bedroom, 1ST floor apartment offering spacious accommodation.

The building was converted in 2014/2015 into modern flats and still has a new feel to it throughout the communal areas and the apartment itself. The flat is spacious with open plan living and comprises: Communal entrance to the front and rear (from the car park), stairs to first and second floor, door into entrance hall, open plan living area and kitchen with two sash windows - the kitchen area is well appointed with ample storage, electric oven and hob, washing machine and fridge/freezer; master bedroom with sash window, second double bedroom and fully tiled shower room. Outside has 2 allocated car parking spaces within a private car park.

This apartment has NO UPWARD CHAIN and is available to view by appointment.

The property benefits from: Spacious accommodation, sash windows throughout, electric radiators with individual thermostats and controls, separate hot water tank, intercom entry phone, stylish kitchen and bathroom, 2 allocated parking spaces and is chain free.

- LEASE: 119 YEARS REMAINING
- GROUND RENT: £250 PA
- SERVICE CHARGE: £1229.10

The property is situated within walking distance of local shops, Sainsbury's superstore and Bedford town centre for extensive shopping facilities. The mainline railway station is approximately ¼ mile away and offers fast & frequent commuter links to London & the North. The property also falls within a good local authority school catchment for all age groups. Excellent road links to the A6 and A428 to Northampton and Milton Keynes & good access to the A1M and M1 motorways can all be accessed via the Bedford southern bypass. The property is in an ideal location, being in close proximity to the 60 acre Victorian Bedford Park for peaceful walks and the Robinson indoor swimming pool which incorporates a modern gym complex.

CALL COMPASS TODAY ON 01234 214234 TO ARRANGE YOUR VIEWING

Under the 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 a client will be required 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.

These details are presented Subject to Contract and Without Prejudice. JUNE 2021.