



**FLAT 1 - 117 TAVISTOCK STREET,  
BEDFORD, MK40 2SB**

# FLAT 1 - 117 TAVISTOCK STREET, BEDFORD, MK40 2SB

**LEASEHOLD PRICE: £105,000**

**A WELL PRESENTED, SPACIOUS FIRST FLOOR FLAT IN A CENTRAL LOCATION, WITHIN WALKING DISTANCE OF MAINLINE STATION**

**ATTENTION INVESTORS/FIRST TIME BUYERS.** A good opportunity to purchase this spacious and well presented 1 bedroom 1st floor flat which is accessed from a rear staircase and is one of only 5 flats accessed by the stairs. Presented in lovely order throughout and newly decorated with a modern fitted, spacious kitchen/lounge with integrated oven, hob extractor, space for low level fridge and plumbing for washing machine, modern fitted shower room and a double bedroom to the front aspect. **Parking is 'on road'** (with a residents permit that can be purchased). From an investor perspective the flat would achieve in the region of £595/£600 PCM which would offer a good yield. An internal inspection is advised of this lovely chain free flat.

The property benefits from: 125 year lease, electric wet system to radiator central heating, mega flow water system, spacious lounge/kitchen with integrated oven hob and extractor, modern shower room and has just been redecorated throughout. The property is situated in a good central location and within walking distance of the mainline station and is offered for sale with **'NO UPWARD CHAIN'**

The property is situated approximately ¼ mile to the West of 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 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 N'hampton 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.

- ONE BEDROOM
- IN GOOD ORDER
- SPACIOUS KITCHEN/LOUNGE
- INTEGRATED APPLIANCES

- CLOSE TO STATION
- CENTRAL LOCATION
- CHAIN FREE
- MODERN SHOWER ROOM

**LEASE TERM 125 YRS**  
**GROUND RENT £175.00 PA**  
**SERVICE CHARGE £500.00 PA**

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

## EPC:

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.

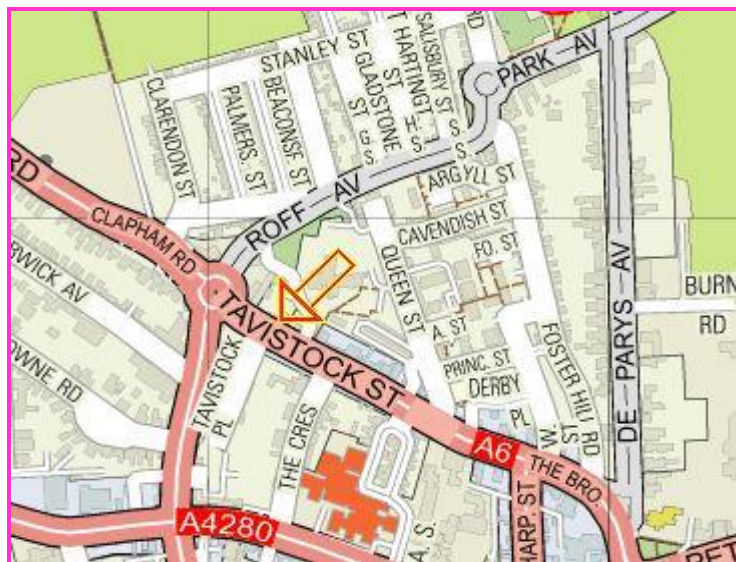
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

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 (EPC) - Find an energy certificate...

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

# Energy performance certificate (EPC)

Flat 1 117, Tavistock Street BEDFORD MK40 2SB	Energy rating <b>C</b>
Valid until <b>5 April 2030</b>	Certificate number <b>0268-6092-7364-6190-9214</b>

Property type	Top-floor flat
Total floor area	33 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>).

### Energy efficiency rating for this property

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

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







**COMPASS RESIDENTIAL HOMES**

**Compass House  
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Bedford MK40 2QA**

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**[www.rightmove.co.uk](http://www.rightmove.co.uk)**

**[www.zoopla.co.uk](http://www.zoopla.co.uk)**