



One of the standout features of this property is its private patio area, ideal for enjoying a morning coffee or unwinding after a long day. Residents will also appreciate the convenience of dedicated parking for both residents and visitors, ensuring that you and your guests can come and go with ease. The well-maintained communal areas add to the overall appeal, creating a pleasant environment for all residents.

The flat is situated within walking distance of local shops and amenities, making daily errands a breeze. Additionally, the property is conveniently located close to Bedford, Cranfield University, and the picturesque Forest of Marston Vale nature reserve, offering a perfect blend of convenience and natural beauty.

This flat presents an excellent opportunity for those looking to embrace a peaceful lifestyle while remaining connected to essential services and recreational activities.

## COMMUNAL ENTRANCE

A well maintained communal area, with a remote entry phone access system, and providing access to all residences. Accessed from the car park with a double glazed door and window to the front aspect. Fire doors to all ground floor areas with stairs providing access to the upper floors.

## ENTRANCE HALL

Providing access to all rooms with a hardwood front door accessed from the communal areas. Wood effect vinyl flooring. Radiator. Central heating thermostat. Airing cupboard housing a hot water cylinder plus a separate storage cupboard.

## LIVING ROOM

Full length windows to the rear and side aspects providing ample daylight to this generous living area. Double glazed French doors leading out onto a private patio area and onward to the communal garden space. Wood effect vinyl flooring. Radiator.

## KITCHEN

Fitted with a range of wall, drawer and base units with a work surface over incorporating a single drainer stainless steel sink. Integrated electric oven with gas hob and extractor hood over. Integrated fridge/freezer. Space and plumbing for a washing machine. Cupboard housing a wall mounted gas boiler. Part tiled walls and tiled floor. Radiator. Inset ceiling spotlights. Double glazed window to the rear aspect.

## BEDROOM

A good sized double bedroom with a large built in wardrobe. Double glazed window to the rear aspect. Fitted carpet. Radiator.

## BATHROOM

Comprising a WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls and wood effect vinyl flooring. Extractor fan. Obscured double glazed window to the rear aspect.

## COMMUNAL AREAS

Well maintained communal areas that include the entrance hall, gardens, bin store and parking.

## PARKING

An allocated parking space for this apartment together with visitor and disabled parking.

## NB

Services and appliances have not been tested.

## VIEWING

By appointment through Bradshaws.

## DISCLAIMER

These details have been prepared by Jane McFarland and the statements contained therein represent her honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

