



**Flat 61, St Bedes, 14 Conduit Road  
Bedford MK40 1FB  
GUIDE PRICE £170,000**

**Retirement apartment in the heart of Bedford...**

Lane and Holmes are pleased to offer for sale this two bedroom apartment in the centrally located St Bede's development on Bromham Road for sale to those over the age of 55.

This chain free first floor apartment includes two bedrooms accessed from a central hallway, a sizeable open plan kitchen/living room with the kitchen area including integrated appliances such as fridge and freezer. There is also a large wet room. The property benefits from double glazing, heating from a communal gas boiler and also benefits from an air filtration system. Access is via a fob security entry system and there are lifts to all floors

The development was created as an assisted living complex striking a perfect balance between independent living with the option of care being available on site should the need ever arise. The development provides a huge amount of amenities on site for the residents including coffee shops and a restaurant, spa style treatment rooms and a cinema room, as well as laundry facilities. All this and more is set within well maintained garden areas.

St Bede's is situated on the corner of Bromham Road, a short walk from Bedford town centre and mainline train station. As well as the amenities onsite, Bedford provides a broad range of shops, and restaurants as well as the gorgeous Embankment and redeveloped Riverside.

The purchase will be for 75%, with Orbit retaining 25% with a lease of 125 years from 2014 (approximately 116 years remaining)

Monthly charges as of April 2023:

Communal service charge - £332.50

Personal care charge – £64.40

Electric £70.05

Water £12.52

Ground rent £12.50

Energy Efficiency Rating- B

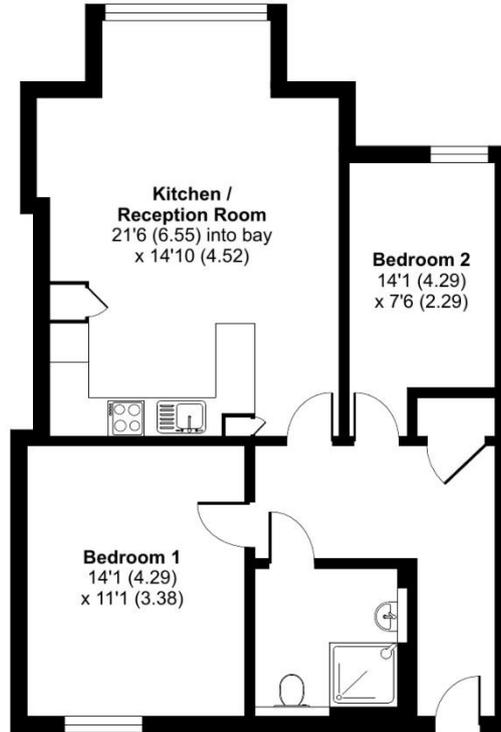
Council Tax Band- C



## Conduit Road, Bedford, MK40

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Lane & Holmes. REF: 1041879