



82 Goldington Avenue, Bedford, MK40 3DB

**Lane &  
HOLMES**  
Est. 1985



82 Goldington Avenue  
Bedford  
MK40 3DB

Price £260,000

A chain free three bedroom  
maisonette with a garage...

First floor maisonette

Three bedrooms

Kitchen

Living room

Bathroom

Gas central heating

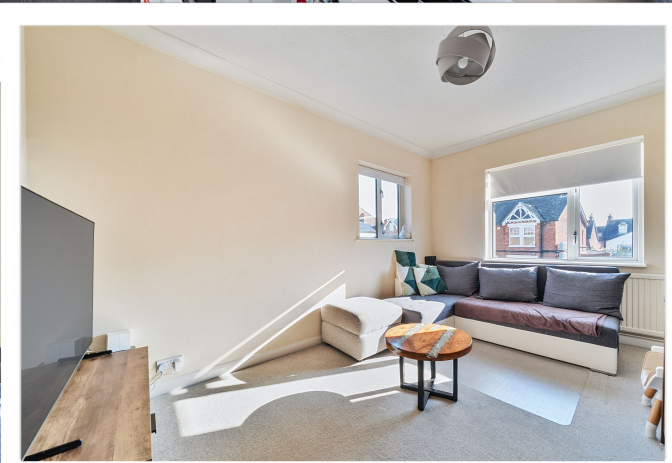
Garden

Garage

Leasehold

Chain free

- Council Tax Band C
- Energy Efficiency Rating TBC





## Within walking distance of Bedford's town centre and amenities...



Lane and Holmes are pleased to offer for sale this versatile first floor apartment situated in a purpose-built block of just two properties, which benefits from its own entrance and is available with no onward chain.

The accommodation includes a fitted kitchen and a lounge/diner, and whilst there could be three double bedrooms, one is currently used as a space from which to work from home. There is also a fitted bath and shower room with further benefits including double glazing and gas fired central heating.

Externally the property benefits from a single garage accessed via a shared driveway, and there is a private garden to the front and side. There is also an external stairway providing a further entry/exit way.

The location is within walking distance of Bedford's town centre and also Bedford's mainline railway station offering fast and frequent services to the capital and beyond. Bedford Park and The Embankment are also readily accessible.

The lease is 199 years from and including the 10th December 1974 to 10th December 2173, so there are around 148 years remaining. The property is being sold with a share of the freehold. The buildings insurance cost is shared jointly, along with any maintenance required. The building insurance share for 2025 is £298. There is no ground rent or formal service charge.

Bedford Railway Station • 2 miles  
Milton Keynes • 18 miles  
A1 Black Cat Roundabout • 8 miles  
M1 Junction 13 • 19 miles  
Luton Airport • 17 miles  
Stansted Airport • 49 miles  
London • 60 miles



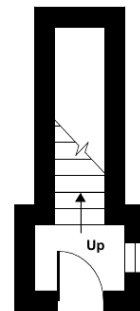
## Goldington Avenue, Bedford, MK40

Approximate Area = 952 sq ft / 88.4 sq m

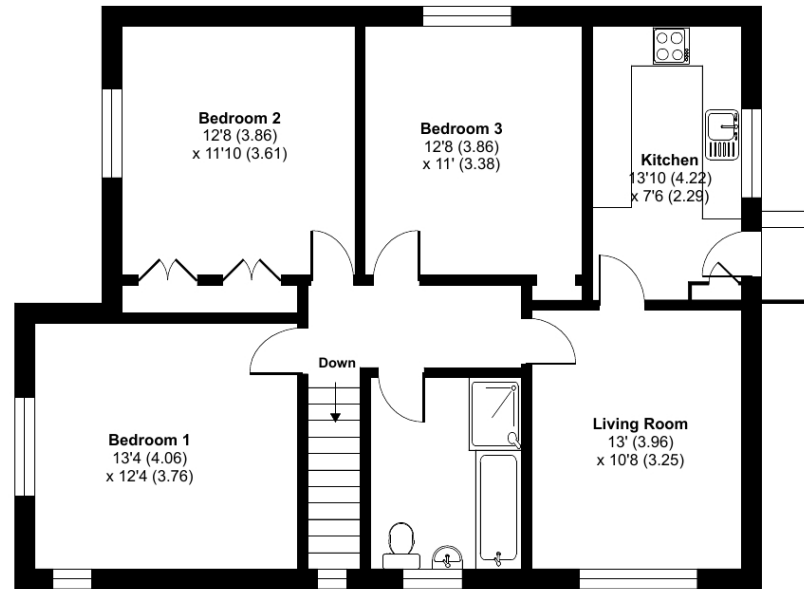
Garage = 150 sq ft / 13.9 sq m

Total = 1102 sq ft / 102.4 sq m

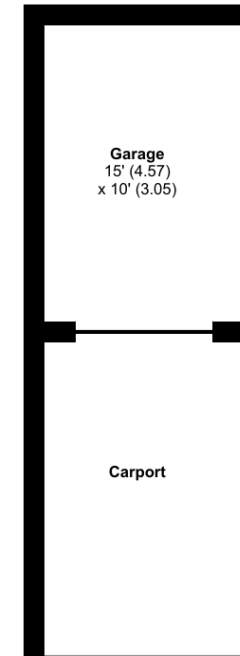
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chem 2025. Produced for Lane & Holmes. REF: 1270586



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

