



74 Sovereigns Quay, Bedford MK40 1TF

**Lane &
HOLMES**
Est. 1985

74 Sovereigns Quay
Bedford
MK40 1TF

Guide £190,000

Chain free
First floor apartment
Lift access
Security entry
Integrated appliances
Two bedrooms
River views
Allocated parking



- Council Tax Band C
- Energy Efficiency Rating C

A chain free apartment in a riverside setting...



Lane and Holmes are delighted to offer for sale this beautifully presented apartment situated on the first floor of the Sovereigns Quay development, overlooking the River Great Ouse in Bedford's town centre.

The accommodation is approached through a security door with intercom entry system and there is a lift to the first floor. The apartment includes its own entrance hall, there is a refitted shower room and a lounge/diner with a bay to the side that overlooks the river.

There is also a refitted kitchen which includes a double oven with inset hob and there is an

integrated fridge and freezer, as well as a washing machine.

There are two bedrooms, with the master offering a large walk-in wardrobe, formerly the en suite shower room. The owners have informed us this is capped off and could be reinstated as an en suite shower if required.

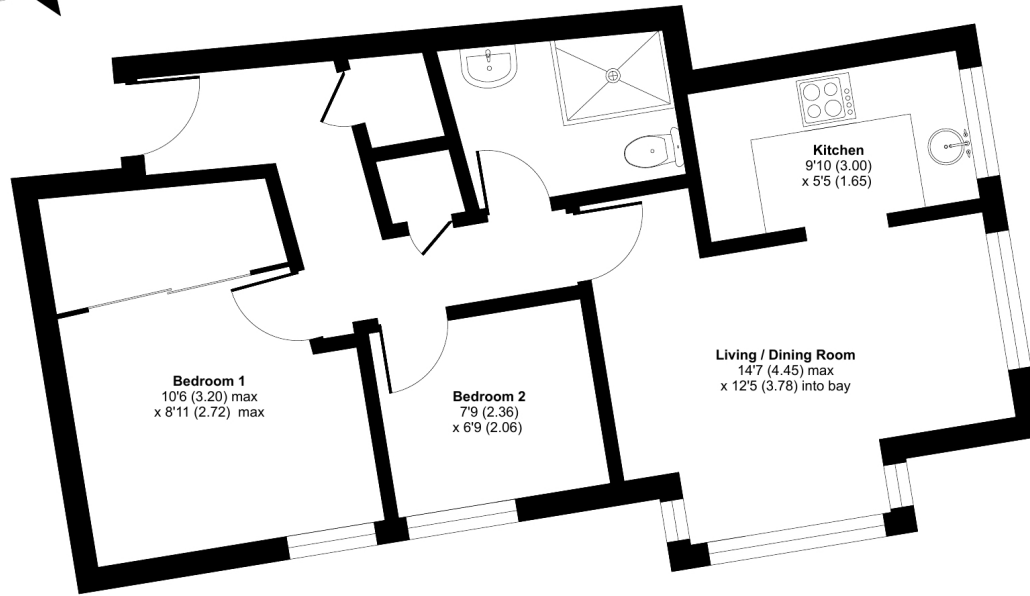
Further benefits include double glazing, gas fired central heating and allocated parking for one car.

The property is leasehold for a term of 125 years from 1 January 1990 – 2115, 92 years remaining. Subject to a ground rent of £218.25 per annum and a current annual service charge of £1845.00

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Approximate Area = 529 sq ft / 49.1 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). © richcom 2023. Produced for Lane & Holmes. REF: 1025129



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ 1EZ

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.

