



22 Pilgrims House, Horne Lane, Bedford, MK40 1AT

**Lane &
HOLMES**
Est. 1985

22 Pilgrims House
Horne Lane
Bedford
MK40 1AT

£149,500 65% Share

Communal entrance hall
Lift to all floors
Open plan living/dining/kitchen
Two bedrooms
Bathroom
Double glazing
Electric heating
Allocated parking



- Council Tax Band C
- Energy Efficiency Rating E

Well cared for two-bedroom apartment a stone's throw from riverside walks...



We are delighted to offer for sale a 65% share in this well cared for two-bedroom third floor apartment located in Pilgrims House which is adjacent to the popular Riverside North complex and has the benefit of full double glazing, electric heating and lift access to all floors.

A spacious communal entrance provides access to the upper floors via stairs or the lift.

A well-kept corridor leads from the third-floor landing to the front door.

The apartment has its own entrance hall that

provides access to the open plan living, kitchen, dining area and also the bathroom equipped with bath and shower facilities and both bedrooms that enjoy plenty of light and which have a southerly aspect from the rear of the building.

The apartment has its own dedicated parking space.

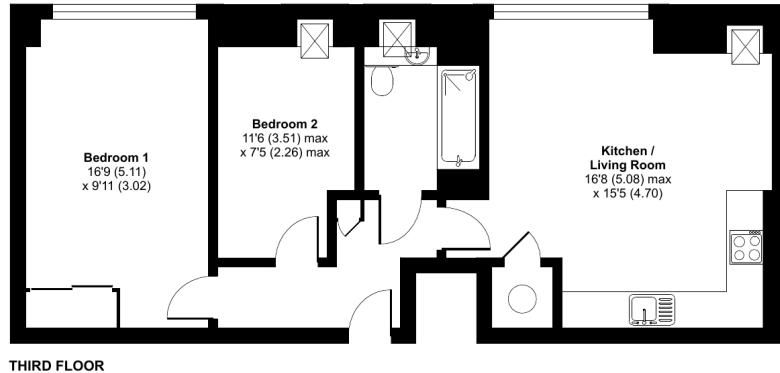
The property is leasehold for a term of 130 years from and including 1 June 2016 expiring 2146.

Approximately 122 years remain. The freehold is owned by BPRA and we are selling the current owner's 65% share. The rent for the remaining 35% is £185.92 pcm. The service charge, which includes water, is £173.26 pcm and is subject to an annual review, which takes effect in April. There is no additional ground rent.

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Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntclicom 2023.
Produced for Lane & Holmes. REF: 1027557



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

