



Flat 1, Swan House, 3 High Street, Bedford MK40 1RN



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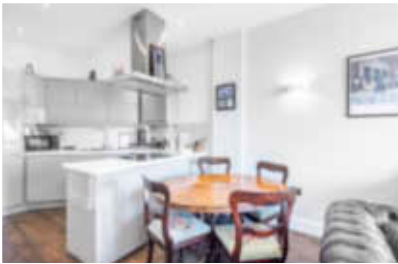
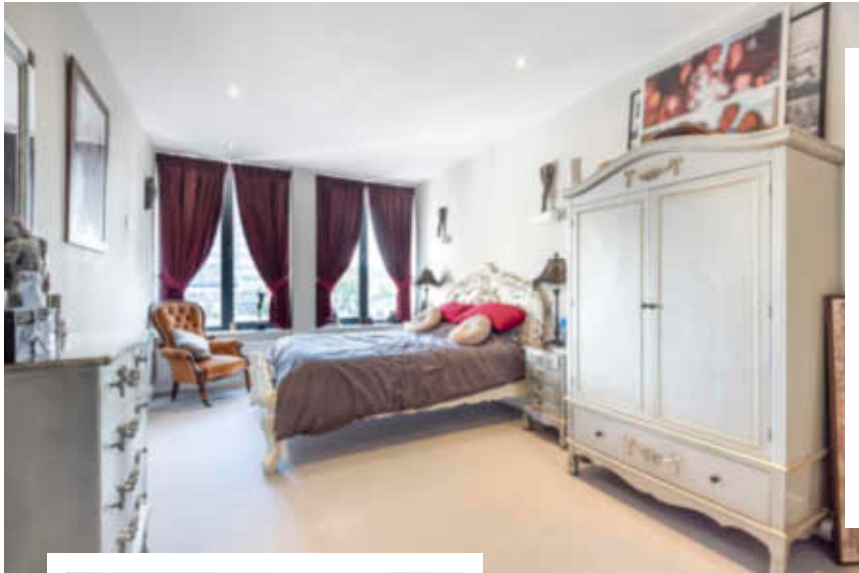
Offers over £200,000

- First floor apartment
- River views
- Living room
- Bedroom
- Kitchen
- Bathroom
- Excellent order
- Ideal FTB or buy to let



- Council Tax Band B
- Energy Efficiency Rating D

Rarely available riverside apartment...



This first floor apartment is set within a former office space that was converted in 2017 and is located in the centre of Bedford with views over the town bridge and the river.

The apartment lies over commercial premises and the block is serviced by a lift.

In brief the property comprises a large living room, a double bedroom, a well fitted modern kitchen and a bathroom.

The property is fully double glazed and has electric heating.

Immediate access is available to numerous town centre facilities including varying shops, amenities and restaurants. The mainline railway station is within easy reach for fast and frequent services to the capital and beyond.

The property could make an ideal first time or buy to let purchase. There is no parking, however council car parks are located within the vicinity.

Service charge - £103 per month. Ground rent – £20 per month. Lease remaining – approximately 120 years.

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Approximate Area = 588 sq ft / 54.6 sq m

For identification only - Not to scale



Plan plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 6th Edition 2020. Produced by Lane & Holmes REF: 612652

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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.

