



Flat 1, 14 De Parys Avenue, Bedford MK40 2TW



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14 De Parys Avenue  
Bedford  
MK40 2TW

Guide £260,000

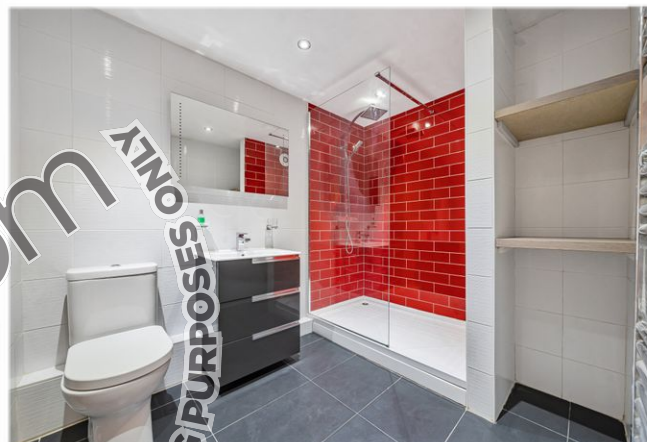
- Chain free
- Ground floor
- Large lounge/diner
- Two substantial double bedrooms
- Refitted kitchen
- Redesigned shower room
- Allocated parking



- Council Tax Band C
- Energy Efficiency Rating D

A substantial chain free apartment close to Bedford town...





Lane and Holmes are delighted to offer for sale this refurbished and spacious apartment situated on De Parys Avenue, offering easy access to the town centre and all it has to offer.

The accommodation is situated on the ground floor with the apartment benefitting from its own private entrance. There is an inner hallway which leads to a sizeable bay fronted lounge/diner and there are two large double bedrooms accessed from a central hallway.

The kitchen has been refitted and as well as high gloss units there is also an integrated fridge and freezer, a built-in oven and hob and the flat also offers provision for a dishwasher and washing machine.

There is also a refitted and redesigned shower room with a distinctive tiled surround complementing the double width shower. There is a WC, sink with mirror and lighting above and a tiled floor.

Further benefits include gas fired heating, communal gardens to the front and allocated parking at the rear of the property.

Leasehold for a term of 125 years from 1 January 1986 to 2111, approximately 88 years remaining, subject to a current annual Service Charge of £1768.88.

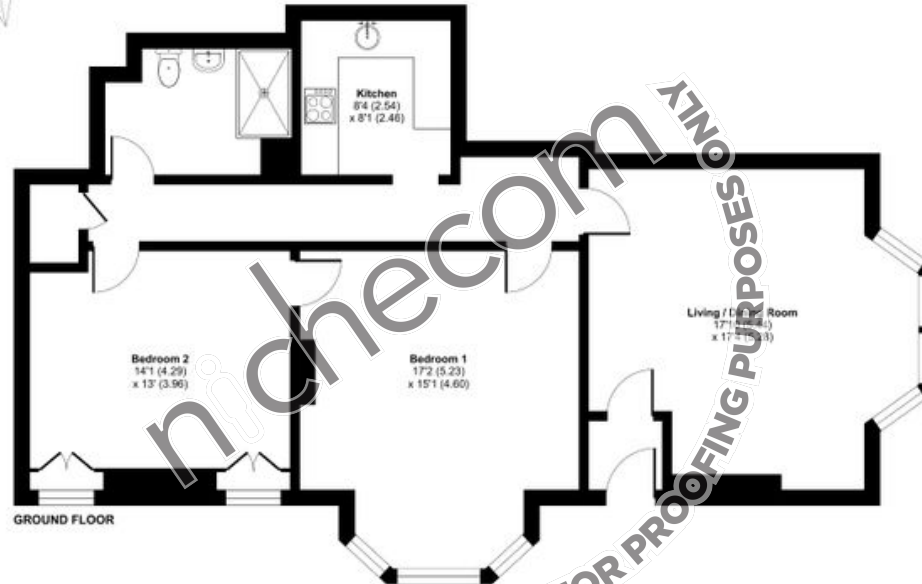
There are no ground rents as the service charge is the only payment applicable to the lease holder.

Please note that the service charge is not fixed as it could either increase or decrease depending on the budget of the building.

## De Parys Avenue, Bedford, MK40

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lane & Holmes. REF: 1019086



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Agents Note: The agent has not tested any apparatus, equipment, fixtures or 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.

