



**FLAT 38, DE MONTFORT PLACE,  
WARWICK AVENUE, BEDFORD, MK40 2FN**

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## **WARWICK AVENUE, BEDFORD, MK40 2FN**

### **OFFERS IN EXCESS OF: £220,000**

**A MODERN 2 BEDROOM TOP FLOOR APARTMENT SITUATED CLOSE TO THE TOWN CENTRE AND RAILWAY STATION.**

A rarely available and centrally located, modern 2 bedroom, 4<sup>th</sup> (top) floor 'Penthouse style' apartment offering fabulous light and airy accommodation and presented in very good order throughout. Newly built in 2017, this superb apartment offers the best of the feel of a new build property without feeling you are living on a building site. Presented in excellent condition, the accommodation comprises: An open plan dual aspect kitchen/living/dining room overlooking the rear; the kitchen comes fully fitted with a range of stylish units and integrated appliances including a fridge/freezer and a dishwasher. The master bedroom benefits from a built-in wardrobe and an en-suite shower room with the second double bedroom served by a modern family bathroom and a utility cupboard for convenient storage and integrated washing machine.

Additional benefits include: Gas to radiator central heating via a combination boiler, UPVC double glazed sash windows, open plan living with modern kitchen with integrated appliances, intercom entry system, allocated parking space in a private rear car park accessed via electric gates, secure indoor bike store, 7 years builders warranty remaining, long lease and a desired central location.

The property is situated approximately ¼ mile to the west of Bedford town centre and local shops for day-to-day necessities are within easy walking distance as well as Bedford town centre for extensive shopping facilities. The property falls within a good local authority school catchment for all age groups & the highly regarded Harpur Trust private schooling is in close proximity. The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North. Excellent road links are available; mainly the A428 to Northampton and access to the A1M, M1 Junction 13 and the A6 trunk road can be sourced via the Bedford southern bypass. The 60-acre Victorian Bedford Park & Robinson Indoor Swimming pool/Gymnasium are a stone's throw away for leisure activities.

- SPACIOUS 2 BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LOUNGE/DINER
- EN SUITE TO MASTER
- MODERN FITTED KITCHEN
- INTEGRATED APPLIANCES
- MODERN BATHROOM & EN-SUITE
- WELL PRESENTED
- CLOSE TO TOWN AND MAINLINE STATION
- 250 YEAR LEASE
- GROUND RENT £250.00 PA
- SERVICE CHARGE £1,105 PA
- SECURE GATED PARKING

**Call Compass Residential Homes on 01234 214234 to arrange your viewing.**

## EPC:

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097 (Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE BEEN TESTED.

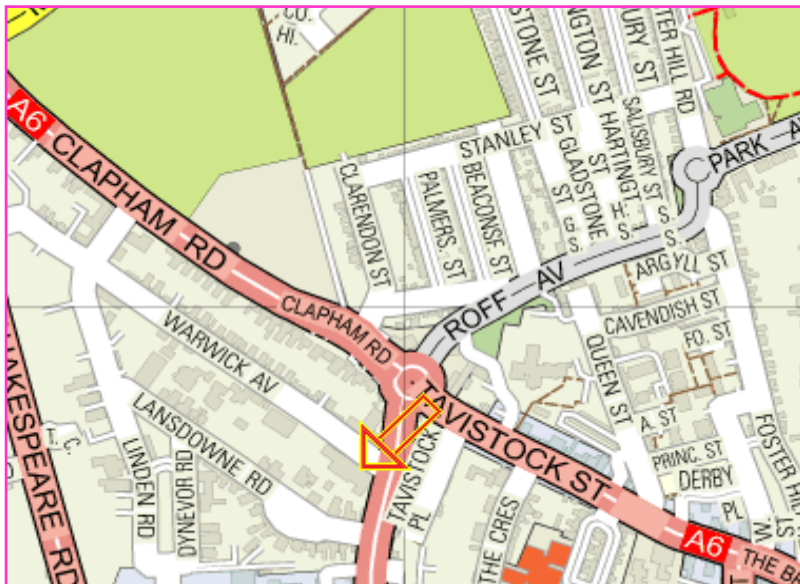
PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of any persons purchasing a property through our firm. Upon acceptance of an offer you will need to provide an original official document e.g. new style driving license/passport for copying purposes, to be held on file in order to comply with our obligations as estate agents covered by the act.

Compass Residential Homes for themselves, and for the vendors of the property, whose agents they are, give notice that; (A) These particulars are produced in good faith, but are set out as a general guide only and do not constitute any part of a contract; (B) No person in the employment of Compass Executive Homes has any authority to make or give any representation or warranty whatsoever in relation to the property. NOVEMBER 2020. These details are presented Subject to Contract and Without Prejudice.

## MAP:



### Energy performance certificate (EPC)

38, De Montfort Place BEDFORD MK40 2FN	Energy rating <b>B</b>	Valid until: 1 May 2028 Certificate number: 8398-7735-5700-6722-9906
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Property type	Top-floor flat
Total floor area	60 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

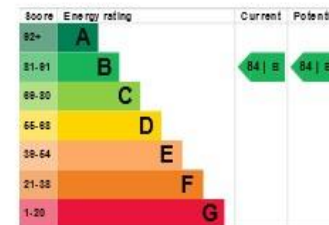
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



**FLOORPLAN:**

**Top Floor**









**COMPASS RESIDENTIAL HOMES**

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**[www.rightmove.co.uk](http://www.rightmove.co.uk)**

**[www.zoopla.co.uk](http://www.zoopla.co.uk)**