

25 St Johns Street, MK42
Guide Price of £110,000, Leasehold



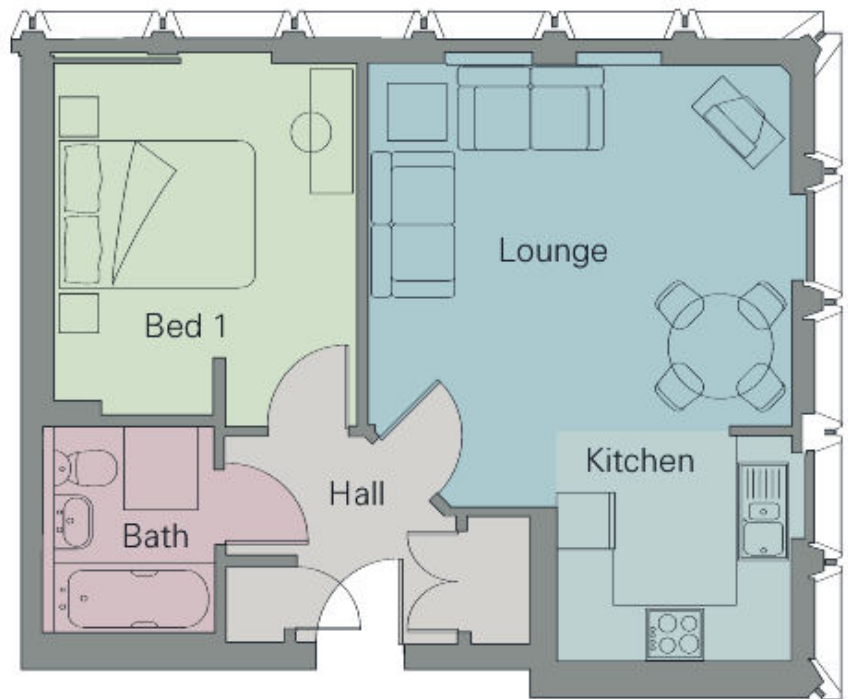
A spacious and well presented light and airy 1 double bedroom apartment situated on the 9th floor of the popular Heights Development with splendid views over Bedford town centre and The Embankment.





Type C varies depending on Plot Number. Ask Sales advisor for details

living area	4.5 x 3.8m	14'7" x 12'4"
kitchen	2.5 x 2.4m	8'2" x 7'8"
bedroom 1	3.7 x 3.2m	12'1" x 10'4"
bathroom	2.2 x 1.7m	7'2" x 5'6"



Compass Residential give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

Long Description

PLEASE NOTE: THIS PROPERTY CURRENTLY HAS A TENANT IN-SITU AND ACHIEVES £650 pcm.

A spacious and well presented 1 double bedroom apartment situated on the 9th floor in the popular Heights development.

The property is light & airy, is in good decorative order throughout with splendid views over Bedford town centre and The Embankment.

This lovely apartment would make an ideal 1st time buy or investment purchase in a good central location and an internal inspection comes highly recommended.

The apartment is accessed via a communal entrance hall with stair & lift access to all flats and also has the added benefit of a resident's only gym.

The accommodation briefly comprises:

Entrance hall with airing cupboard, lounge open plan to a separate kitchen with integrated appliances, 1 double bedroom, family bathroom. Externally is secure gated parking with one designated space.

The property benefits from: Double glazing, CHP heating system, intercom entry phone, modern kitchen & bathroom, built in wardrobes, integrated fridge freezer, washing machine, oven hob and extractor unit and is in good decorative order throughout with beautiful views.

PROPERTY SPECIFICS:

Lease Term: circa 137 years remaining
Ground Rent: £250 per annum
Service Charge: £748 per quarter (£2,992 PA)
Gross Internal Area: 525 sq ft

LOCATION:

The property is situated in close proximity to the River Great Ouse and picturesque Embankment & Bedford Town Centre for extensive shopping facilities.

The mainline railway station is within walking distance and offers fast & frequent commuter links to London & the North.

Good vehicular access to the A1M, M1 and A6 trunk road can be sourced via the A421 Bedford Southern bypass which also gives good access to Milton Keynes.

CALL COMPASS RESIDENTIAL TO ARRANGE YOUR VIEWING.

Under the Money Laundering Act of 2004 we are required to obtain photographic identification of any client purchasing a property through our firm.

Upon acceptance of an offer a client will be required 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.

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These details are presented Subject to Contract and Without Prejudice as of APRIL 2022.

Energy performance certificate (EPC)

FLAT 904 THE HEIGHTS 25 ST. JOHNS STREET BEDFORD MK42 0FW	Energy rating B	Valid until: 14 June 2031 Certificate number: 4002-9359-8002-1196-3902
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Property type	Mid-floor flat
Total floor area	50 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

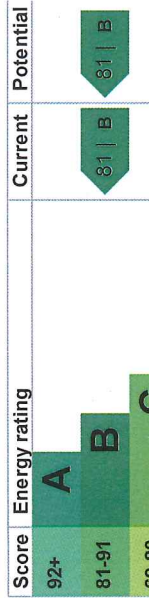
The graph shows this property's current and potential energy efficiency.

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

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

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

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 rating is C