



Wheelwright House Palgrave Road, BEDFORD MK42 9EX

welcome to

Wheelwright House Palgrave Road, BEDFORD

A bright and well-presented two-bedroom penthouse in Wheelwright House, offering modern living, lift access, and a private balcony with peaceful river views.

Hallway

Hard Flooring, Electric Heater, Intercom

Living/Dining Room

Hard Flooring, Electric Heater, 2 Semi Flush Ceiling Lights (with 3 lights on each), TV & Internet Points, 3 Windows to Rear Aspect

Kitchen

Hard Flooring, Integrated Fridge/Freezer, Dishwasher, Washing Machine, Electric Cooker and Hob (with 4 rings), Adjustable Spotlight Ceiling Mount (with 4 spotlights), 2 windows to Rear Aspect, Sliding Door to the Balcony (Over-looking the River)

Bedroom One

Hard Flooring, Electric Heater, Integrated Built-in Wardrobe, 2 Windows to Front Aspect

En-Suite

Laminate Flooring, Toilet, Wash Hand Basin, Heated Towel Rail, Shower Cubicle, Extractor Fan, 2 Spotlights

Bedroom Two

Carpeted, Electric Heater, Built-in Wardrobe, 2 Windows to the Front Aspect

Bathroom

Laminate Flooring, Toilet, Wash Hand Basin, Heated Towel Rail, Bath with Overhead Shower, Extractor Fan, 4 Spotlights

Loft Space

Loft Latch in the Entrance Hallway, Ladder, Good Space, Insulated,

Parking

Allocated Underground Parking Space (Part of the Title)





Agent Note

The property underwent a substantial refurbishment in 2022 and has continued to benefit from further improvements under the current ownership. The balcony doors and windows have been replaced, enhancing both energy efficiency and appearance. The balcony itself has also been upgraded with new decking.

To improve comfort and reduce running costs, the heating system has been upgraded with modern smart electric radiators, helping to maximise energy efficiency throughout the winter months.

The loft has also been fully insulated, ensuring the property remains warm and cosy during winter while helping to keep it cooler during the summer, contributing to year-round comfort and lower energy consumption.



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welcome to

Wheelwright House Palgrave Road, BEDFORD

- No Chain.
- Two Double Bedrooms in this Penthouse Residence with Balcony Overlooking the River
- Spacious Living/Dining Room Area
- Allocated Underground Parking Space
- Intercom System

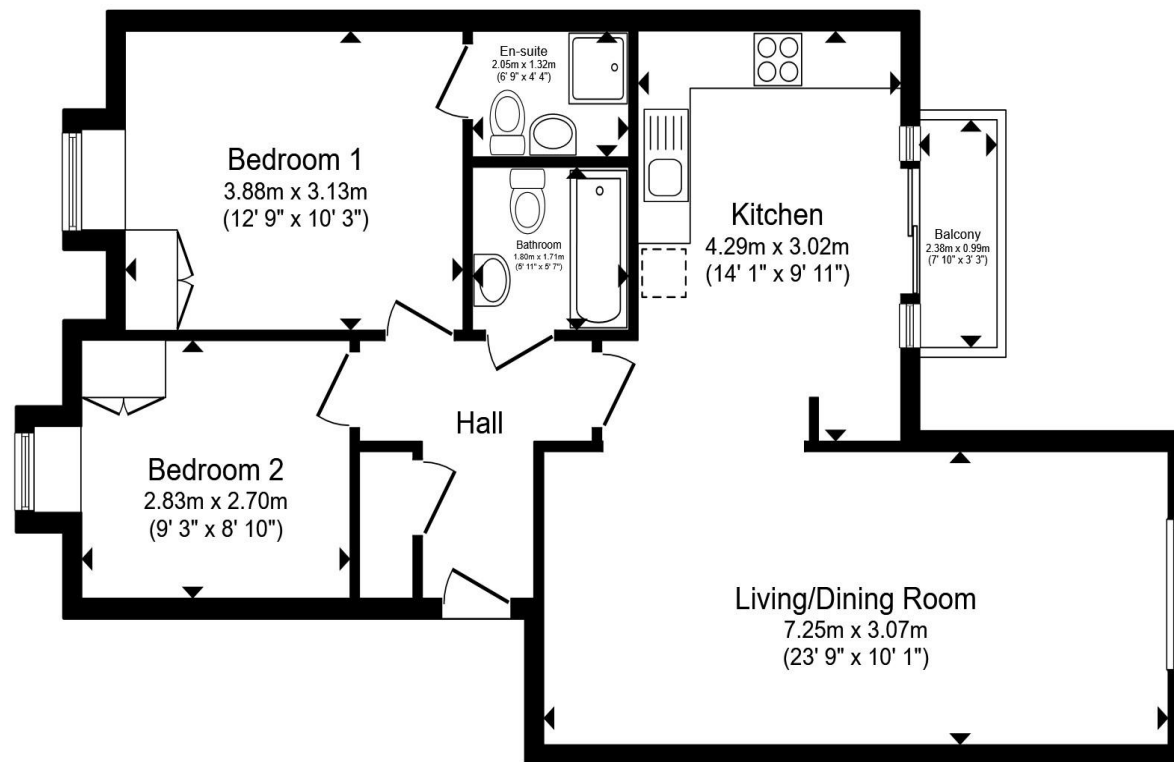
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2539.34

Ground Rent: 383.88

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Total floor area 70.8 m² (762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
BFD105599 - 0007

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