

**Auction**

1 bed apartment to buy in MK40

St. Augustines Road, Bedford,
Bedfordshire, MK40 2NB

£95,000

 Starting Bid

 x1  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Good Size Double Bedroom
- ✓ Laminate Flooring Throughout
- ✓ Great Location
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A well-presented and spacious property situated in a popular residential area of Bedford, offering bright and versatile accommodation together with excellent off-road parking and garage facilities.

The property is approached via an attractive period-style frontage, with a welcoming entrance leading into the accommodation. Internally, the property has been neutrally decorated throughout, creating a bright and clean feel, with wood-effect flooring extending through much of the living accommodation.

The generously proportioned reception room is a particular highlight, benefiting from a large bay window arrangement which allows plenty of natural light into the room. The space offers ample room for both living and dining furniture and provides a versatile area for a range of buyers.

The kitchen is fitted with a range of wall and base units, work surfaces, tiled splashbacks and space for appliances, including a freestanding cooker and fridge/freezer.

The property also benefits from a welcoming entrance hallway, providing access to the accommodation and offering useful storage and circulation space.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £350.00

Price: Starting Bid £95,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

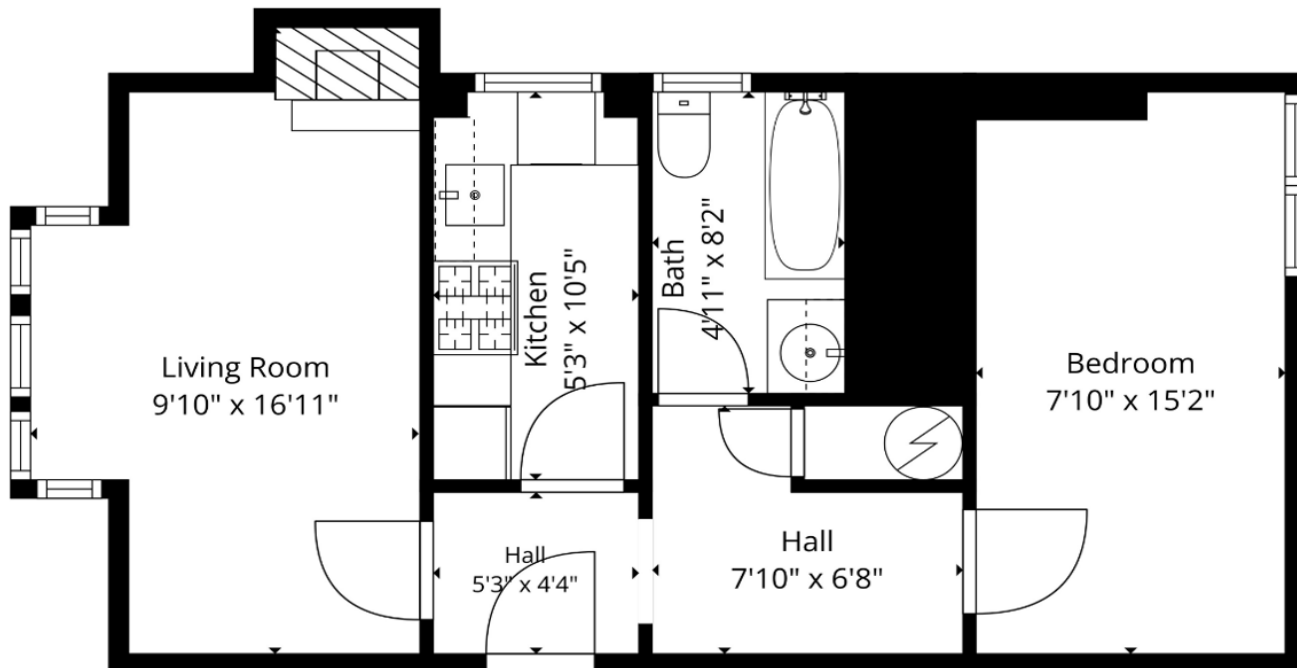
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Total: 463 sq. ft
 Ground Floor: 463 sq. ft
 Excluded Areas: Fireplace: 8 sq. Ft, Walls: 46 sq. ft
Floor Plan Created By Cubitana App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

St. Augustines Road, Bedford, Bedfordshire, MK40 2NB

Contact your local branch today for more information on this property:

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