



The Grange, Hobbswick Lane, Turvey, Bedford
Price £295,000 Leasehold



This beautifully presented first-floor retirement apartment is situated within The Grange, offering convenient proximity to all village amenities. The property features a well-appointed bedroom with built-in wardrobes and an ensuite bathroom, which is also accessible from the hallway. The spacious living/dining area benefits from abundant natural light and opens onto a private balcony, over looking the communal gardens. A modern, fully fitted kitchen with integrated appliances completes this attractive home.



Hobbswick Lane

Turvey, MK43 8AX



- Retirement Village
- High Quality Finish
- Large Balcony With Views Of Communal Gardens
- Intergrated Kitchen Appliances
- First Floor With Lift Access
- Double Bedroom With En-Suite
- On – Site Parking
- Underfloor Heating

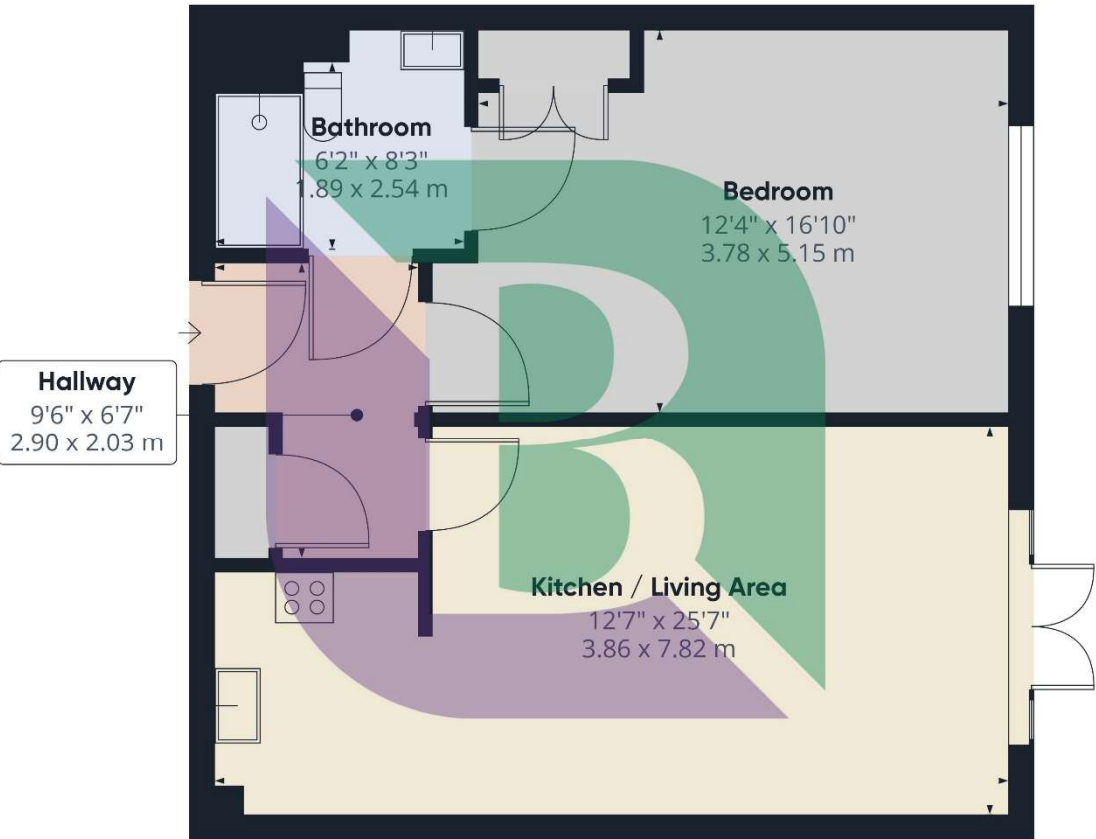


On-site facilities include a luxurious spa with hydro pool, an in-house salon, bar, restaurant, library, fully equipped gym, and convenient transport services.

Nestled on the banks of the River Great Ouse, Turvey is a picturesque Bedfordshire village renowned for its charm, community spirit, and beautiful period architecture. The village offers an excellent range of local amenities, including a village store, post office, traditional pubs, a tearoom, and a parish church. Residents enjoy easy access to scenic countryside walks and cycle routes, while remaining well connected — with nearby Bedford providing mainline rail services to London and Milton Keynes within easy reach by road.

The vendor has informed the agent of:

Lease Remaining: 987 years
Annual Service Charge: £9050 PA
Annual Ground Rent: Included In Service Charge
Council Tax Band C
EPC Rating B



Approximate total area⁽¹⁾
632 ft²
58.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (93-100)		
B (81-92)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	84	84
EU Directive 2002/91/EC		

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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