



Block photograph

8 Appledore Road,  
Bedford MK40 2UX

Taylor  
Brightwell



A spacious one double bedroom, 1st floor apartment close to the Castle Quarter and Embankment approximately 1 mile from the town centre.

The property benefits from a well maintained communal entrance hall, a reception hall with security entry phone system, the double bedroom with built-in wardrobe, a modern bathroom, an open plan, dual aspect lounge/kitchen with a built-in electric oven, a gas hob, washing machine and fridge/freezer, plus space for tumble dryer and dishwasher.

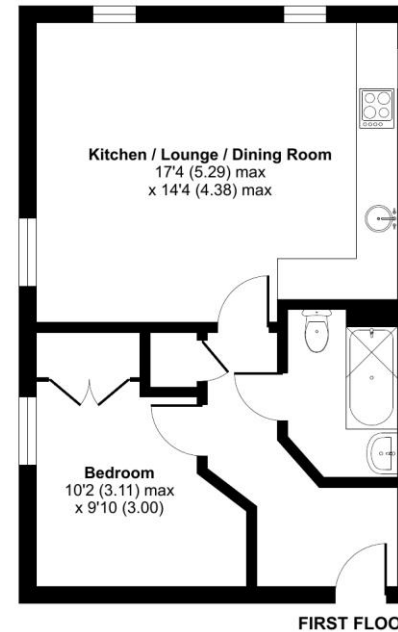
Further benefits include gas to radiator heating, UPVC double glazing and an allocated parking space.

- \* Entrance Hall
- \* Double Bedroom
- \* Lounge/Kitchen
- \* Modern Bathroom
- \* Gas Radiator Heating
- \* Double Glazing
- \* Allocated Parking
- \* Close To Town Centre
- \* No upward chain

**LEASE:** We are informed by the vendor that the management charges are £648.23 half yearly, the ground rent is £62.50 half yearly and the remaining term of the lease is approx. 105 years.

It will be necessary for any prospective purchaser to clarify the accuracy of these details via their Solicitor/conveyancer in the usual way.

## Leasehold



Approximate Area = 470 sq ft / 43.6 sq m  
For identification only - Not to scale

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Taylor Brightwell. REF: 1240360



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