



**3 Willow House, 10 Burns Road
New Cardington, Bedford MK42 0XU**





An immaculately presented two double bedroom apartment built to a high specification four years ago on the fast establishing and highly desirable New Cardington development. It is ideally located providing easy access to major road links including the A1, M1 and A600 and a host of local amenities.

The well maintained communal entrance features stairs leading to the first floor accommodation. Internally, this luxury apartment boasts a spacious and welcoming reception hall with useful built in storage. The impressive open plan kitchen, dining, and lounge is finished with Amtico flooring and fitted with a stylish range of high gloss units, contrasting marble effect work tops, and integrated appliances.

The principal bedroom benefits from an attractive ensuite shower room, while the well proportioned second bedroom is served by a modern and stylish family bathroom.

Further advantages include gas radiator heating, double glazing, and two allocated parking spaces.

Viewing is highly recommended.

- * **Luxury First Floor Apartment**
- * **2 Double Bedrooms**
- * **Ensuite**
- * **Open Plan Living**
- * **Double Glazing**
- * **Gas Radiator Heating**
- * **Allocated Parking for 2 cars**
- * **Good Access To Major Road Links**

LEASE: We are informed by the vendor that the management charges including ground rent are approx. £1300 yearly and the remaining term of the lease is approx. 994

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

LEASEHOLD

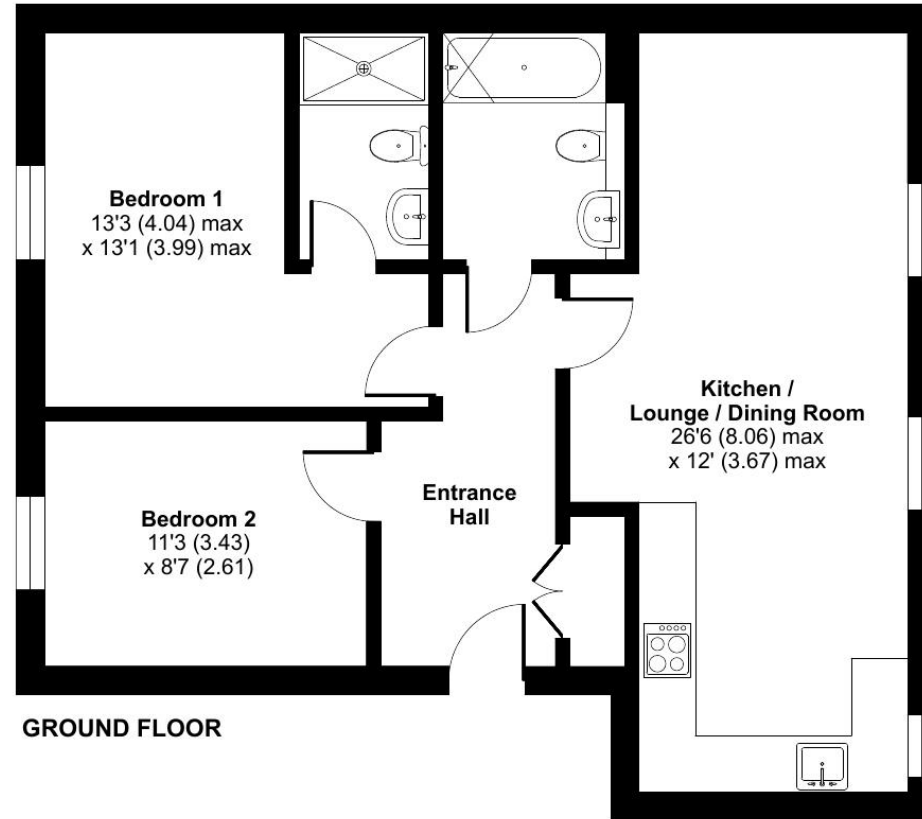


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Approximate Area = 708 sq ft / 65.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Taylor Brightwell. REF: 1477378