



**66 Sovereigns Quay  
Bedford MK40 1TF**





A 3 bedroom, 3<sup>rd</sup> floor apartment ideally located and enjoying views along the banks of The River Great Ouse close to the town centre. Situated on the north bank there is easy access to the train station and Riverside North Development with its Cinema and array of restaurants and bars.

A communal entrance with a lift and stairs leads to a private inner landing and entrance to the apartment. The light and bright accommodation includes a very spacious L-shaped and triple aspect sitting/dining room with Juliet balcony and doors to a further seating balcony, both overlooking the river plus there is an open way to the fitted kitchen. There is a good sized reception hallway with entry phone system, a storage cupboard, airing cupboard and boiler cupboard. The main bedroom has built in wardrobes and an ensuite, there is a further double bedroom with wardrobes, a single bedroom/study and the family bathroom.

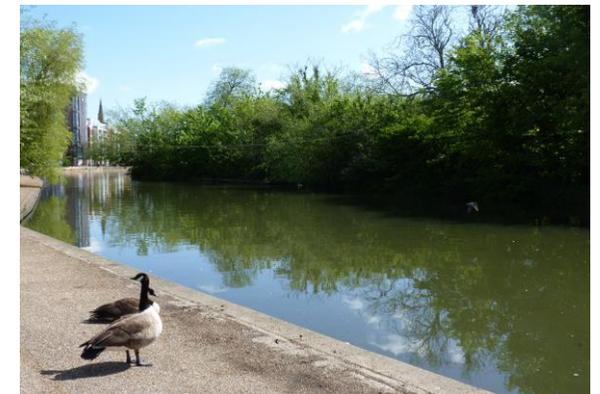
Externally there is an allocated parking space and secure gated access to the river with its walkway and cycle path (Route 51 Milton Keynes to Sandy).

The property requires some upgrading and is offered for sale with no upward chain, viewing is highly recommended.

**Ground Rent** Approx £291 per annum, **Service Charge** Approx £115 per month, **Lease** 91 years remaining.

- \* **3 Bedrooms**
- \* **Spacious Sitting/Dining Room**
- \* **Ensuite**
- \* **Double Glazing**
- \* **Gas Radiator Heating**
- \* **Lovely Riverside Views**
- \* **Close to Town Centre**
- \* **Allocated Parking**
- \* **No Upward Chain**

## LEASEHOLD

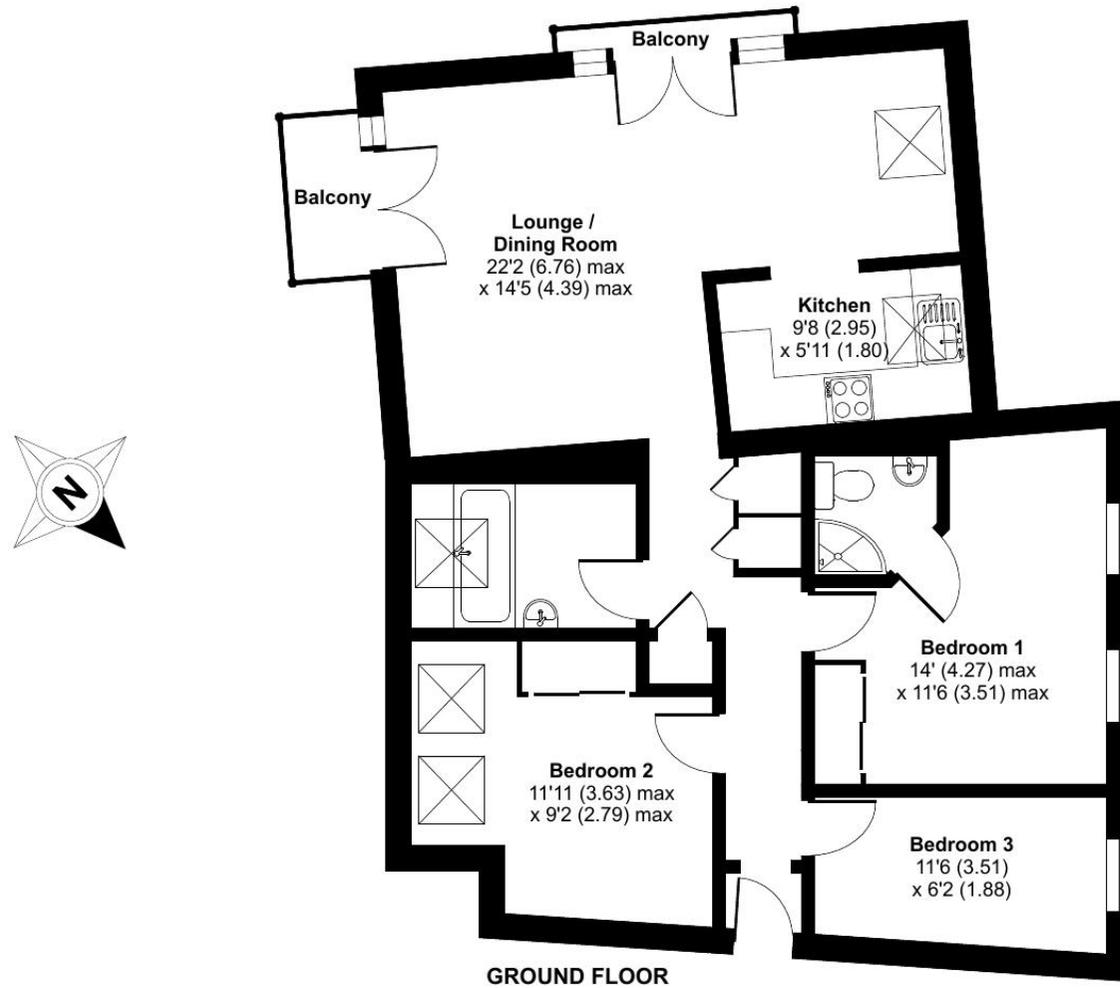


“Hassett House”, Hassett Street, Bedford MK40 1HA

[www.taylorbrightwell.co.uk](http://www.taylorbrightwell.co.uk)    [property@taylorbrightwell.co.uk](mailto:property@taylorbrightwell.co.uk)

**01234 326444**

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Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Taylor Brightwell. REF: 982287