



**Crescent Court  
The Crescent  
Bedford  
MK40**

**Offers in Excess of £245,000**

**bettermove**



# The Crescent Bedford

Bettermove are proud to present this 3 bedroom duplex apartment in Bedford, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits gas central heating, and has single glazing throughout, with allocated parking available.

The council tax band is D.

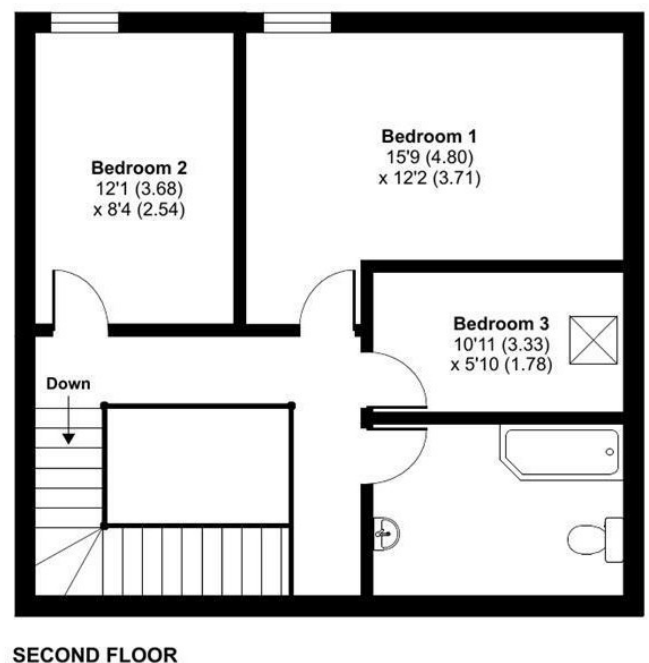
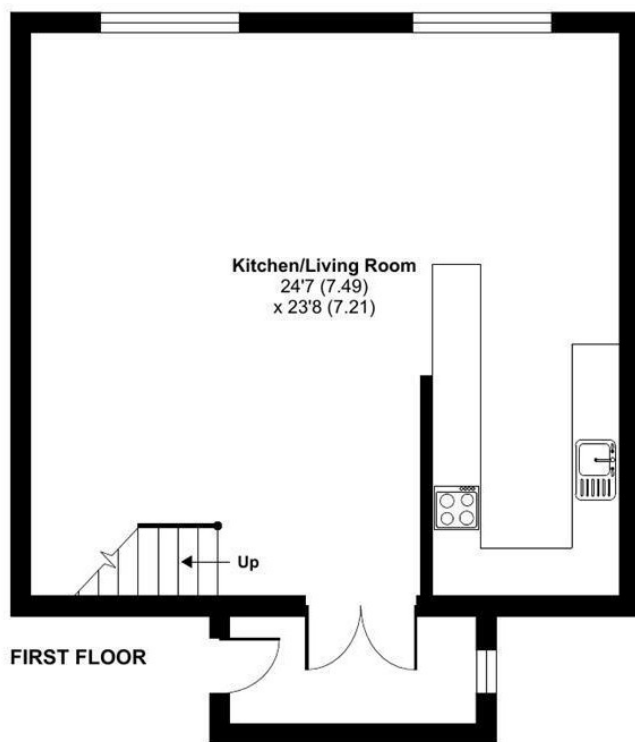
This is a leasehold property with 88 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is £85.00 per month.

The interior of this beautifully presented property is situated across the first and second floor of the building. The first floor consists of a spacious, open plan living/kitchen/dining area, complete with wooden flooring. Upstairs, you'll find three bedrooms, including two doubles, and a single, alongside the family bathroom.

Located in the popular town of Bedford, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Bedford Train Station, a variety of local bus routes, and quick access to the A1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	82	86
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	78	78
EU Directive 2002/91/EC		



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