



**St Bedes  
Conduit Road  
Bedford  
MK40**

**Offers In Excess Of £142,000**

**bettermove**

# Conduit Road

## Bedford

Bettermove are proud to present this 2 bedroom flat in Bedford. Available with no forward chain.

The property benefits from double glazing, electric central heating throughout and has off street parking available via an allocated space.

The council tax band is B.

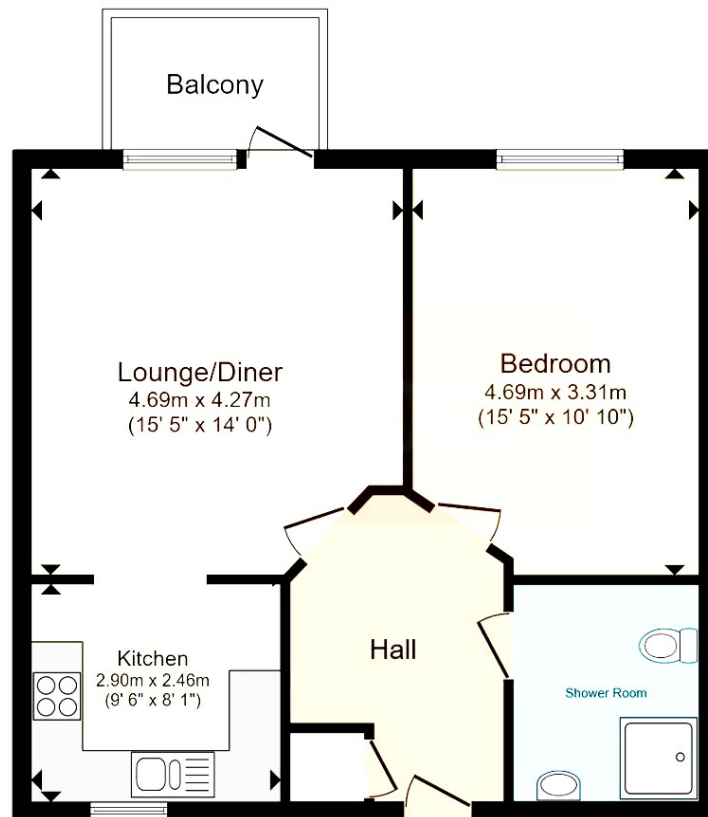
This is a leasehold property with 111 years remaining on the lease; the ground rent and the service charge is £480pcm.

The interior of this beautifully presented property comprises a spacious living and dining area and the fitted kitchen, as well as the 2 bedrooms and the family bathroom. The exterior boasts a private rear balcony, perfect for enjoying the summer months.

Located in the popular town of Bedford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bedford train station (0.4 miles), various bus routes and the A6 and M1.

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





Total floor area 57.0 m<sup>2</sup> (614 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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		
	72	73
England, Scotland & Wales		
	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		
	79	78
England, Scotland & Wales		
	EU Directive 2002/91/EC	





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