



# WALDENS

## 65 BUNYAN ROAD KEMPSTON BEDS MK42 8HA



- Well presented 1 bedroom first floor flat
- Situated in a block of just 4 flats
- Situated within this popular residential location
- Convenient access to all round amenities
- Intercom security system
- Double glazed UPVC windows
- Entrance hall
- L-shaped lounge/kitchen/breakfast room
- Kitchen with built in oven, hob and extractor hood
- Bedroom
- Shower room



### £135,000 Leasehold

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## COMMUNAL ENTRANCE HALL

Entered via part glazed Main front door. Intercom security system. Stairs leading to first floor:

## ENTRANCE HALL

Entered via composite frosted double glazed fire door. Intercom security receiver. Access to loft space. Laminate flooring. Panelled doors to:

## LOUNGE/KITCHEN/BREAKFAST ROOM

Being L-Shaped in design. 16'2 x 15'11. Lounge Area: Built in storage cupboard housing hot water cylinder and immersion heater. Coved and textured ceiling. Laminate flooring. TV point. Power points. Immersion controls. Double glazed UPVC window to the rear elevation.

Kitchen/Breakfast Room Area: Stainless steel single drainer sink unit with mixer tap. Range of fitted eye and base level units. Fitted breakfast bar. Built in electric oven. Built in electric hob. Fitted extractor hood over. Space and plumbing for automatic washing machine. Space for fridge/freezer. Coved and textured ceiling. Laminate flooring. Tiled splash backs. Power points. Double glazed UPVC window to the rear elevation.

## BEDROOM

11'6 x 12'10. Coved and textured ceiling. Power points. Double glazed UPVC window to the front elevation.

## SHOWER ROOM

6'1 x 6'6. Suite to comprise: Independent shower cubicle with shower fitted. Pedestal wash hand basin. Low level w.c. Heated towel rail. Textured ceiling. Fully tiled walls. Double glazed UPVC frosted window to the side elevation.

Lease: 125 years from 1990

Ground Rent: £10.00 per annum

Service Charge/Maintenance: £380.00 per annum

Ref: 12878RG

