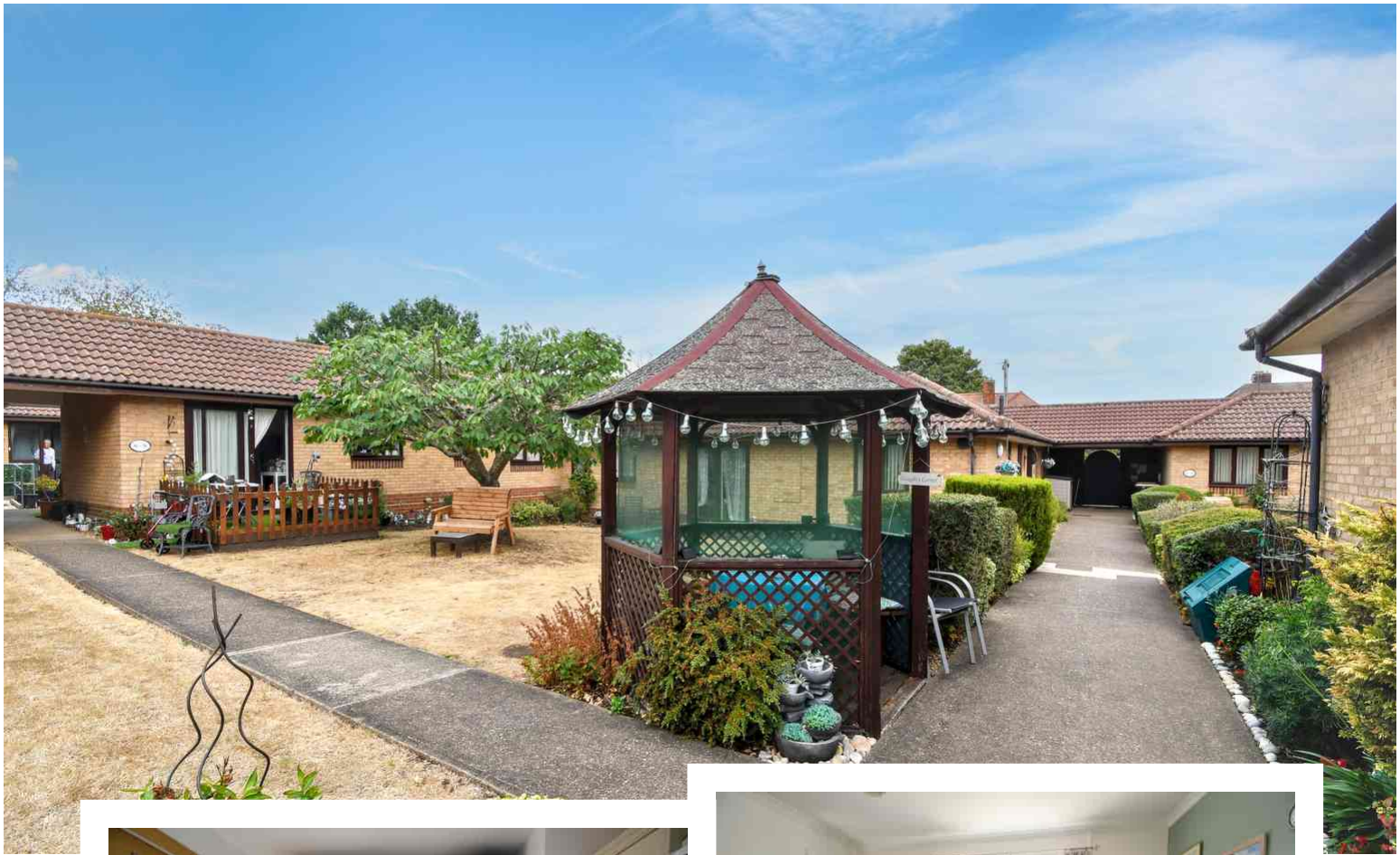


12 Montgomery Court 50 Walcourt Road, Kempston, Bedford MK42 8SY

WALDENS ESTATE AGENTS

Fixed Price £94,250

Upgraded by the current seller who has replaced the kitchen and the shower room. One bedroom retirement leasehold bungalow. Located in a private secure setting off Walcourt Road. Enclosed own garden. Over 55's only. 65% Shared Ownership. Communal parking area and communal gardens.

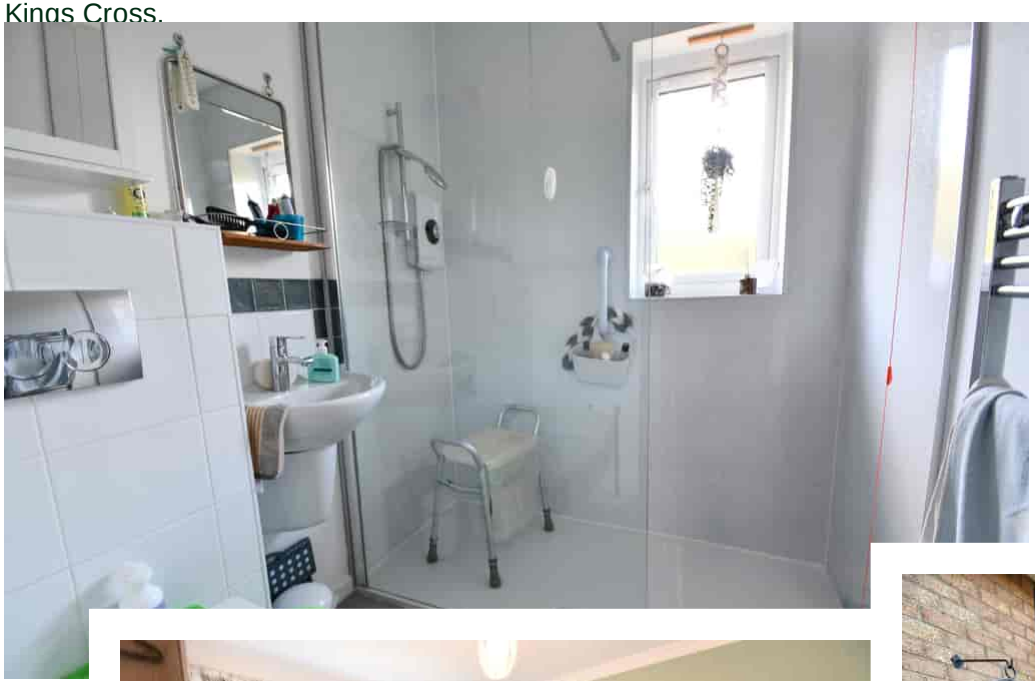






- I Bedroom bungalow
- Leasehold Retirement Development
- Age restriction for Over 55s only
- 65% Shared Ownership
- Re -Fitted Kitchen & Shower Room
- Enclosed Garden With Gated Access
- Immaculate Condition

Within a short distance you will find comprehensive amenities of Kempston where there are a variety of shops, Addison Howard park, pubs and leisure centre. There is also a regular bus service which will take you to the Bedford Town Centre which will offer you further facilities with links by train to London Kings Cross.





Ideally located within one of Kempston's sought after locations. This is an opportunity to acquire a 65% share of this 1 bedroom bungalow constructed within a retirement development of similar properties with no upward chain complications. Any prospective buyer must be aged 55 and over and will have to meet the criteria set out by Peabody.

The accommodation consists of an entrance hall, lounge/ dining room, (approx11'6 x 8'5' 3.50m x 2.56m) separate updated kitchen, bedroom (approx 11'6 x 8'5" 3.50m x 2.56m)and recently refitted shower room. From the lounge you have access to your own private garden area which is enclosed by fencing and with gated access. There are communal gardens and parking area. Guest suite for family / friends to stay overnight (fee applied)

Please note these transaction are complex due to the nature of the lease and can take longer than a normal property transaction to complete. The service charge is £273.60 per month. New lease with be granted upon completion of 60 years





- Council Tax Band A
- Energy Efficiency Rating

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.