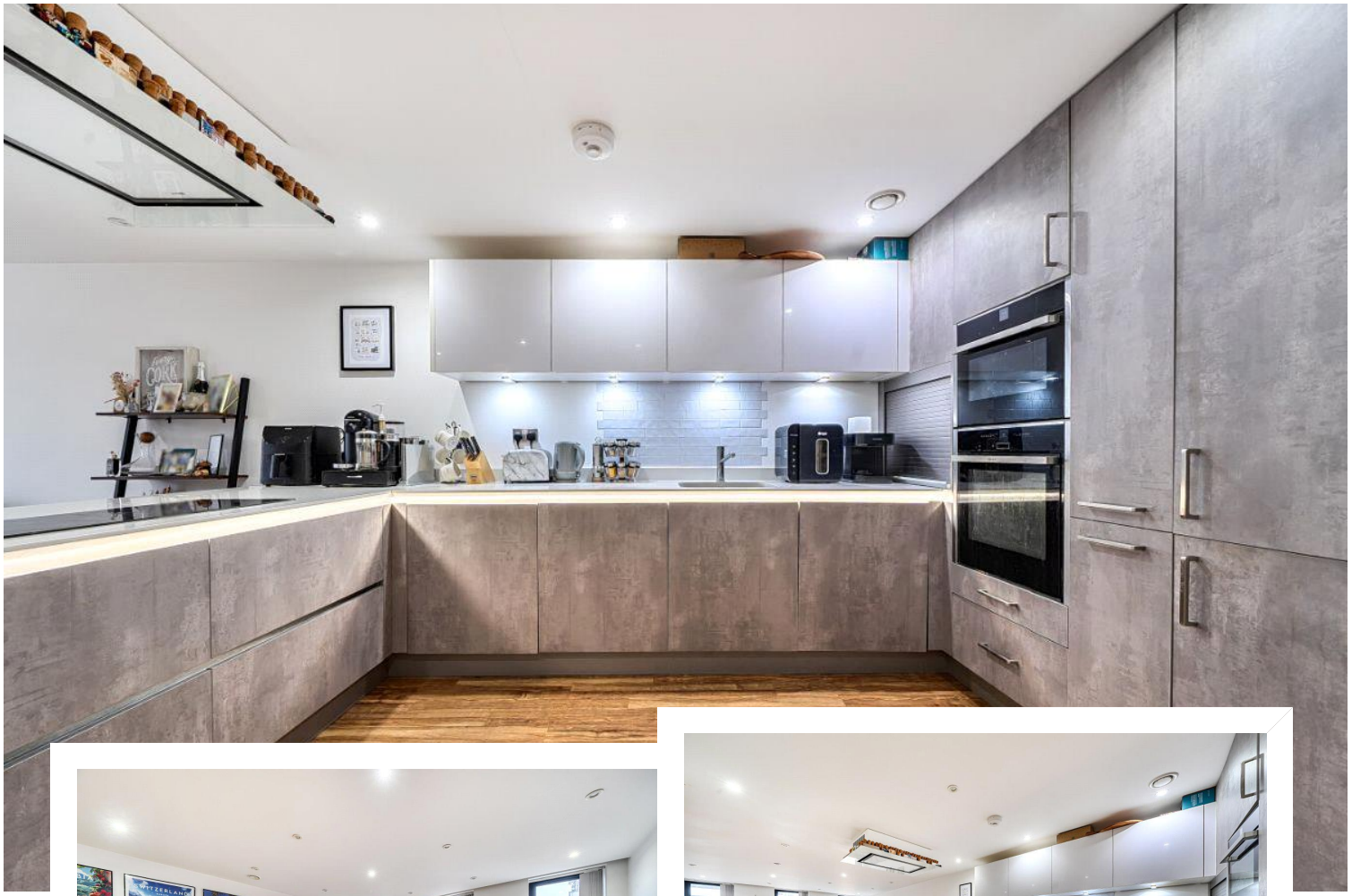


MILL STREET, BEDFORD

SIMON GOODACRE
PROPERTY







Mill Street, Bedford

Price: OIRO £260,000

- Allocated parking
- Master Bedroom with Ensuite and Dressing Area
- Spacious two bedroom apartment
- Town centre location
- Underfloor Heating
- Walking distance to Bedford's mainline train station







Superb two bedroom town centre apartment in a luxury 2018 conversion, featuring open-plan living, high-spec Neff kitchen, underfloor heating, master bedroom with walk-in wardrobe and ensuite, plus gated parking. Close to shops and Bedford Train Station.

EPC Rating: D

Council Tax Band: C

Situated in the heart of Bedford Town Centre, this superbly presented two bedroom second floor apartment forms part of a building that was completely refurbished and converted into luxury apartments in 2017. The building has also been fitted with CCTV inside the communal area, plus monitoring of the outside of the property. Offering contemporary living in a convenient location, a wide range of local amenities and Bedford Train Station are both within easy walking distance. This impressive property provides spacious accommodation finished to a high standard throughout.

Upon entering, the hallway provides access to a superb open-plan lounge/kitchen/dining room, creating an ideal space for both relaxing and entertaining. The kitchen has been finished to an excellent standard, featuring granite worktops, a breakfast bar and a range of integrated Neff appliances, including a fridge freezer, dishwasher and four-ring induction hob. The living area benefits from an abundance of natural light, while underfloor heating provides added comfort throughout the apartment alongside modern air ventilation.

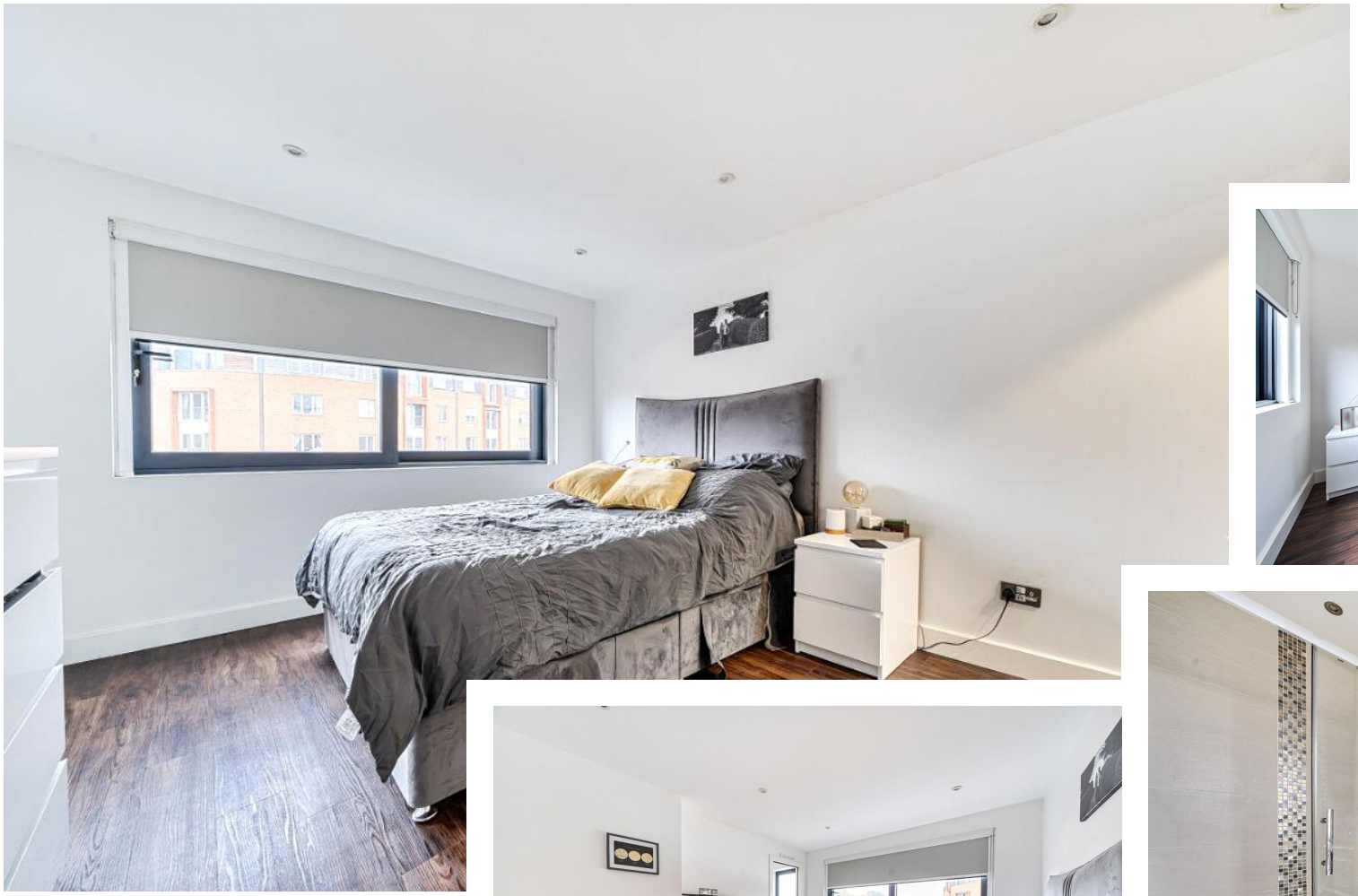
The master bedroom is a generous double room, complete with a walk-in wardrobe incorporating fitted wardrobes, drawers and shelving, alongside a private ensuite shower room. Bedroom two is also a spacious double room. Externally, the property enjoys the added advantage of gated rear parking, providing secure off-road parking.

Location
Mill Street enjoys a convenient town centre position, just moments from Bedford High Street and the excellent range of shops, cafés, restaurants and bars on offer. The nearby Riverside and Embankment provide attractive riverside walks and leisure facilities, while Bedford Train Station is within easy walking distance, offering regular services into London St Pancras and beyond. The location also provides convenient road links via the A6 and A421, making it an ideal choice for commuters and those looking to enjoy everything Bedford has to offer.

Buyer's Notes
HMRC requires all estate agents to follow strict money laundering rules to protect clients. To comply, we use a Government-approved electronic ID verification system under the Digital Identity and Attributes Trust Framework (DIATF). This fast and reliable process ensures your transaction stays compliant and secure. A fee of £25 + VAT per person applies to cover the time, legal, and administrative costs involved.

Disclaimer
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Potential buyers are advised to recheck the measurements before committing to any expense. Floorplans are for illustration purposes only. Goodacre has not sought to verify the legal title of the property and the potential buyers must obtain verification from their solicitors. Potential buyers are advised to check and confirm the EPC and council tax bands before committing to any expense.

Council Tax Band: C
Tenure: Leasehold (117 years)
Ground Rent: £300 per year
Service Charge: £1,600 per year
Parking options: Off Street








GET NAKED










PRIVATE
CAR PARK

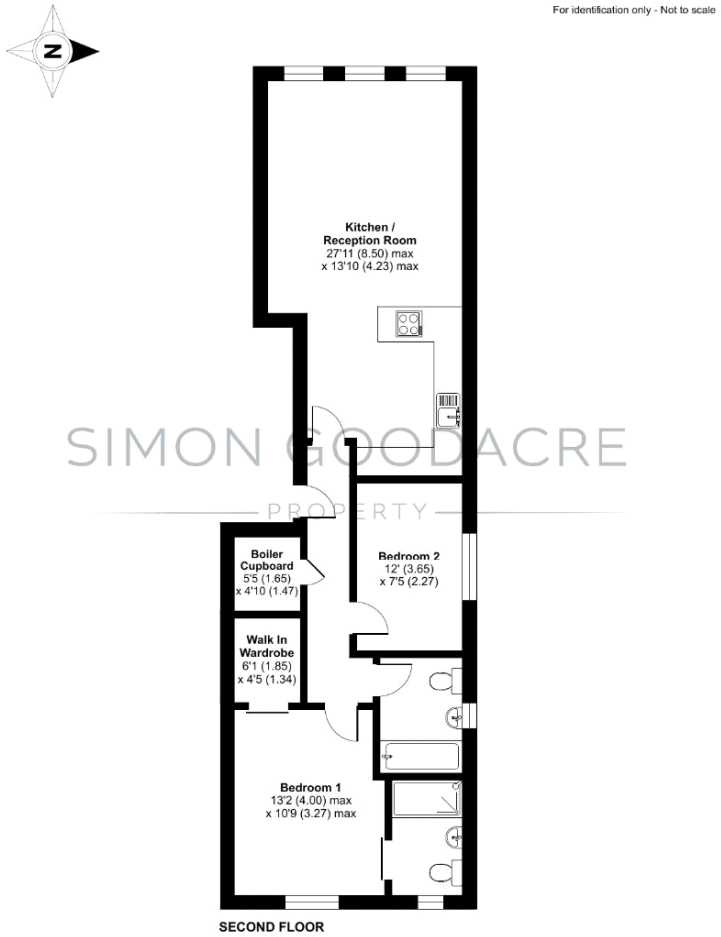

GEORGE



Mill Street, Bedford, MK40

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



SECOND FLOOR

SIMON GOODACRE PROPERTY

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simon Goodacre Property. REF: 1543149

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