


# ZURICH HOUSE, BEDFORD

SIMON GOODACRE
PROPERTY



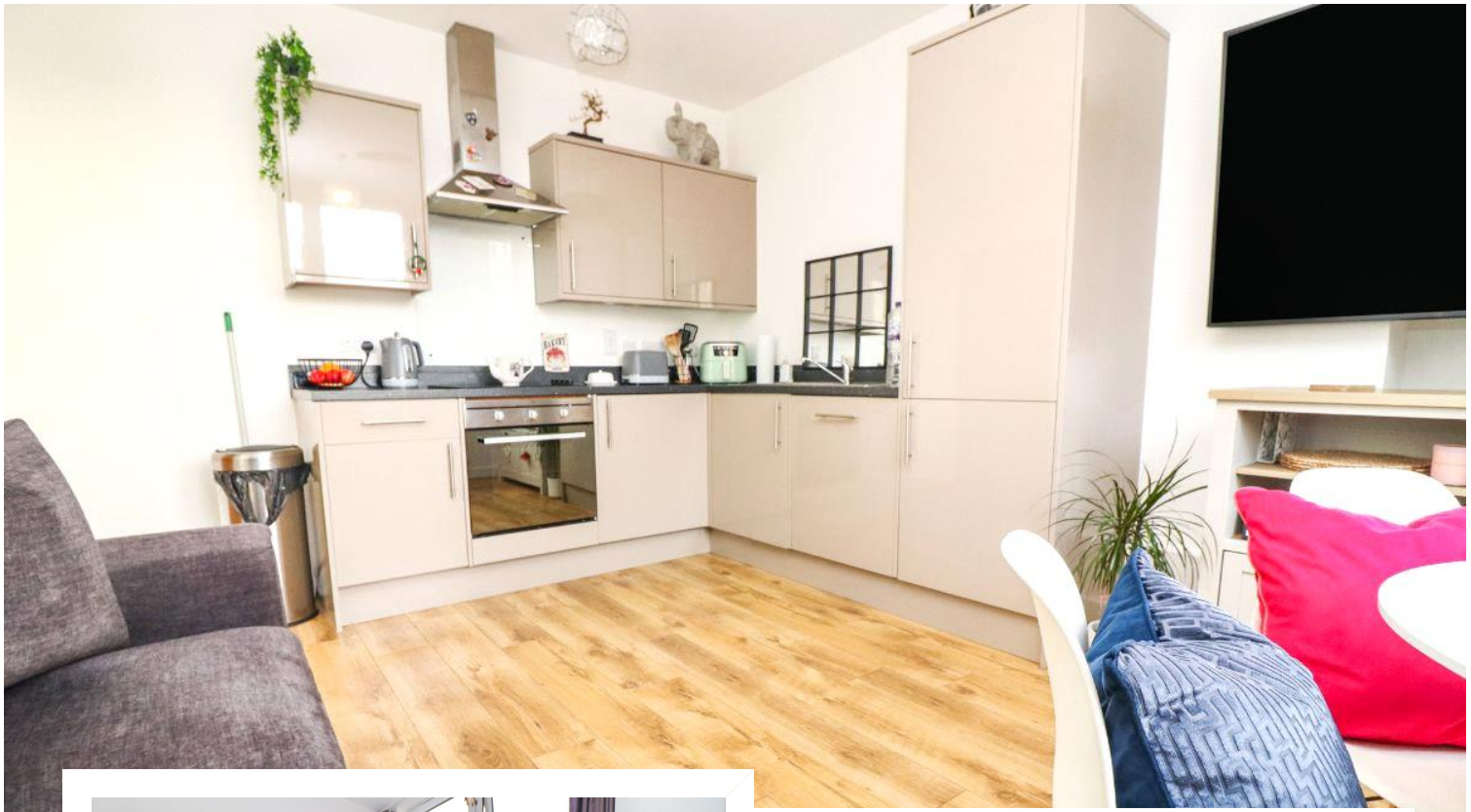




# Zurich House, Bedford

## Price: £140,000

- 1 bedroom apartment
- Allocated parking space
- Beautiful condition throughout
- Lift on site
- Second floor
- Town centre location







Well-presented one bedroom apartment in Bedford town centre, offering open-plan living, a modern fitted kitchen, lift access, allocated parking and over 100 years remaining on the lease. Ideally located within walking distance of local amenities and the mainline train station.

EPC Rating: D

Council Tax Band: A

Situated in the heart of Bedford town centre, this well-presented one bedroom apartment is located within Zurich House, Goldington Road, Bedford. Offering spacious open-plan living, a double bedroom, a bathroom and the added benefit of an allocated parking space, the property is ideally suited to first-time buyers, commuters or investors. The apartment also benefits from over 100 years remaining on the lease. The entrance hall is accessed via a double-glazed door and benefits from an intercom system, with a lift providing access to the second floor.

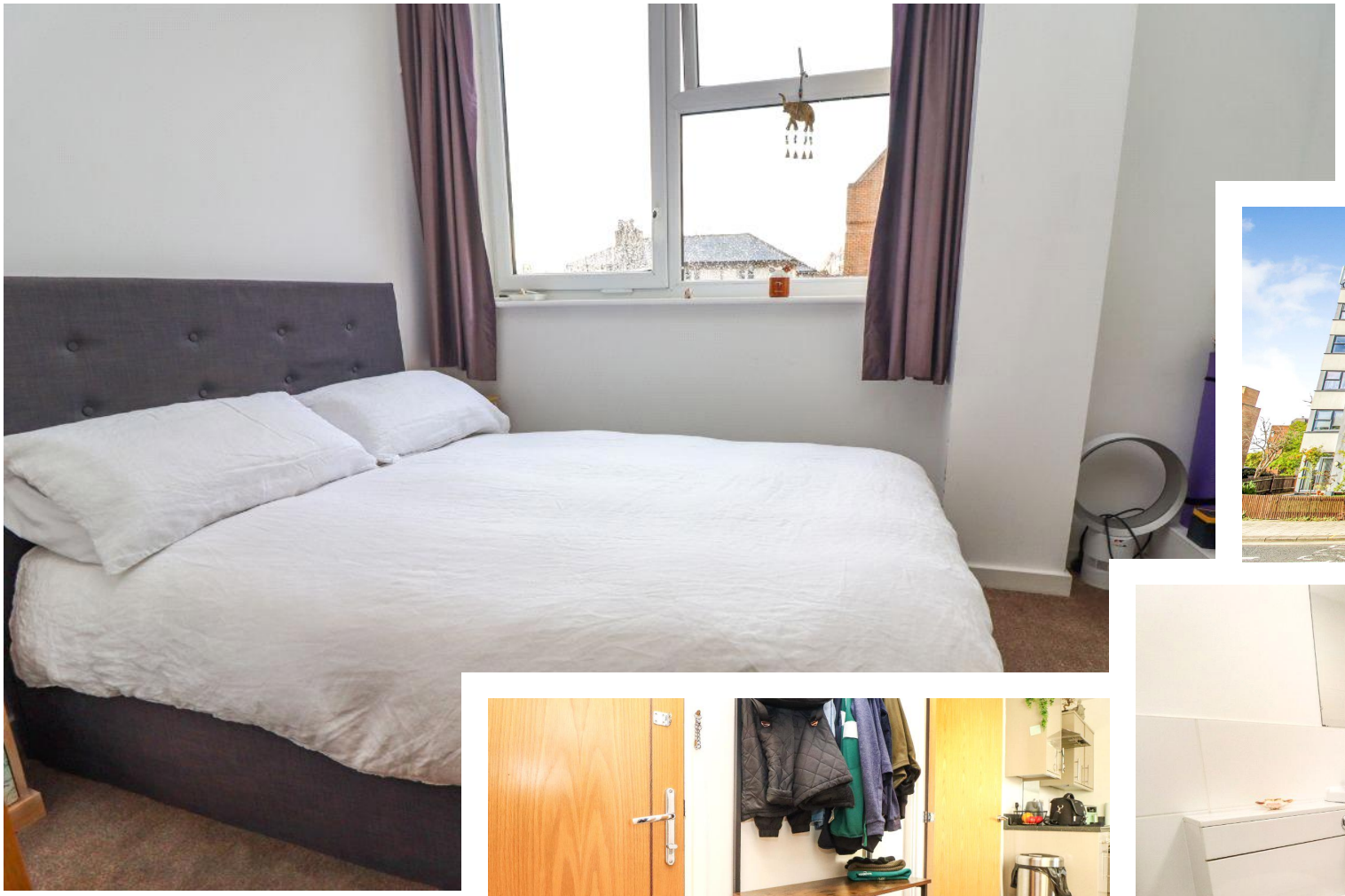
The spacious open-plan kitchen and living area provides an excellent space for both relaxing and entertaining. The kitchen is fitted with a range of wall and base units, work surfaces, splashback tiling, electric oven and hob, extractor hood, integrated washing machine, dishwasher and fridge/freezer, together with a stainless steel sink and drainer. The living area benefits from a double-glazed window overlooking the rear, electric heating and TV and telephone points. The double bedroom benefits from a double-glazed rear window and electric heating, while the bathroom is fitted with a three-piece suite comprising a wash hand basin, low-level WC and bath with mixer taps and shower over. Further benefits include part-tiled walls, an extractor fan and an electric towel rail. Externally, the property benefits from one allocated parking space, together with communal bin and bike storage facilities.

Location
Zurich House is conveniently positioned within walking distance of Bedford town centre, offering an excellent selection of shops, restaurants, cafés and everyday amenities. The picturesque Embankment is nearby, providing pleasant riverside walks, while Castle Newnham Primary School, Bedford Rugby Club and a range of local schooling options are also easily accessible. Bedford mainline railway station is within walking distance, offering fast and direct rail connections to London St Pancras, making this an ideal choice for commuters and those seeking convenient town centre living.

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: A
Tenure: Leasehold (116 years)
Service Charge:
Parking options: Off Street



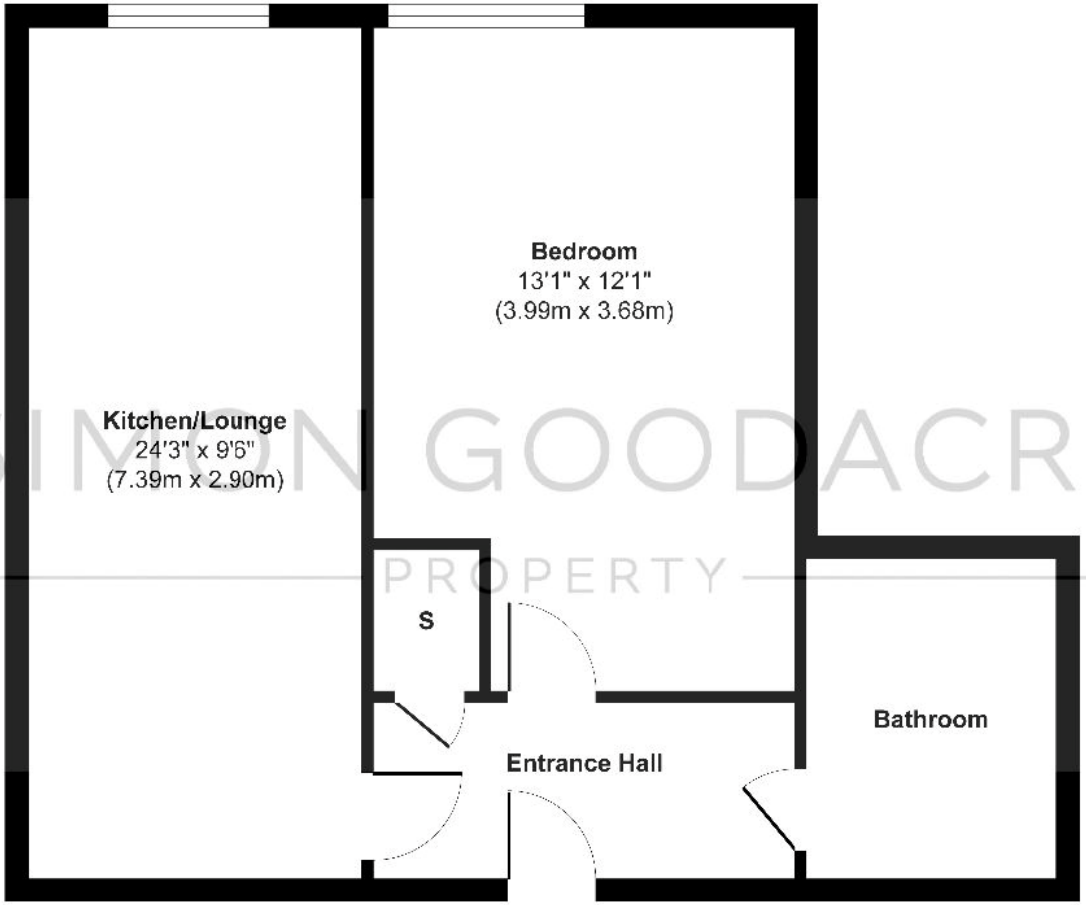








# Zurich House, Goldington Road, Bedford




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**Second Floor**

**Approx. Gross Internal Floor Area 434 sq. ft / 40.30 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

**SIMON GOODACRE PROPERTY**

27 Castle Road, Bedford MK40 3PL
E: hello@simongoodacreproperty.co.uk | T: 01234 866776

**WWW.SIMONGOODACREPROPERTY.CO.UK**

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