



## 18 Springfield Centre

| Kempston | MK42 7PR

Offers over £139,999

Welcome to this charming apartment located in the heart of Springfield Centre, Kempston. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family, guests, or even a home office.

The apartment features a well-maintained bathroom, ensuring convenience and comfort for the residents. Spanning 700 sq ft, this property offers a comfortable living space with a warm and inviting atmosphere.

Situated in a vibrant neighbourhood, residents will enjoy easy access to local amenities, shops, and restaurants. Whether you're looking for a peaceful retreat or a bustling urban lifestyle, this apartment caters to a variety of preferences.

Don't miss the opportunity to make this apartment your new home sweet home in the lively Springfield Centre. Book a viewing today and envision the endless possibilities this property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Lounge/Diner

16'5" x 9'5"

The well-spaced lounge/diner features two windows with views to the back of the property, and laminated flooring.

## Kitchen

13'9" x 5'3"

This snug kitchen is fitted with storage cupboards and built-in utilities, including an oven, hob and extractor fan. It has a front facing window and carpeted flooring.

## Bedroom 1

15'5" x 8'7"

This double bedroom features side and front facing windows, carpeted flooring and built in storage space.

## Bedroom 2

11'6" x 7'4"

This single bedroom features a rear facing window and carpeted flooring.

## Bathroom

10'6" x 4'5"

The bathroom is equipped with toilet, wash hand basin and bath facilities.

## Garden

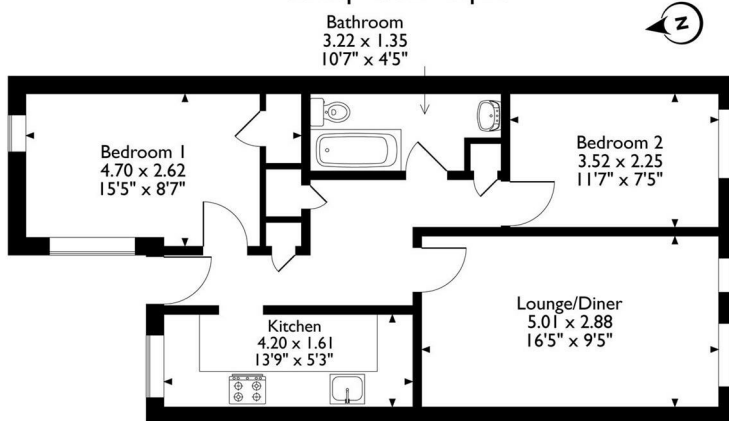
The flat is accessed from the communal area at the front on the first floor of the complex. There is allocated parking and a well-maintained communal garden at the back.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



## Springfield Centre, Kempston, Bedford Approximate Gross Internal Area 55 Sq M/592 Sq Ft



### First Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

4 Deighton Cl, Wetherby LS22 7GZ

t. 0800 111 4118

e. hello@thepropertysellingcompany.co.uk

w. www.thepropertysellingcompany.co.uk

