



**Avon Court, Shakespeare Road, Bedford, MK40 2DS**  
**Guide price £200,000 Leasehold - Share of Freehold**



Introducing this two bedroom, second floor apartment located in this popular area of Bedford within easy walking distance to the town centre and main railway station. The property comprises of an entrance hall with storage cupboard, living room/diner, kitchen, a double master bedroom with fitted sliding wardrobe, a further double bedroom with fitted sliding wardrobe, and a bathroom. This property is a share of freehold purchase with low service charge. This is a fantastic first time or investment purchase and internal viewing is strongly recommended.

Secure Communal Entrance

Stairs to Top Floor Landing Area

Entrance Hall With Storage Cupboard

Living Room/Diner

14'7" x 11'5" (4.46m x 3.50m)

Kitchen

11'3" x 5'11" (3.44m x 1.82m)

Master Bedroom With Built In Wardrobe

11'1" x 9'10" (3.38m x 3.01m)

Bedroom 2 With Built In Wardrobe

14'7" x 8'3" (4.46m x 2.54m)

Family Bathroom

Garage & Parking Space

### Bedford

Bedford town centre has a great selection of shops, bars & restaurants. The train station, located just outside of the town centre, offers fantastic transport links into Luton in 20 minutes and London St Pancras in under 40 minutes. The road links from Bedford also serve commuters well with direct access to the A421, A428, the M1 motorway juncs 13 & 14.

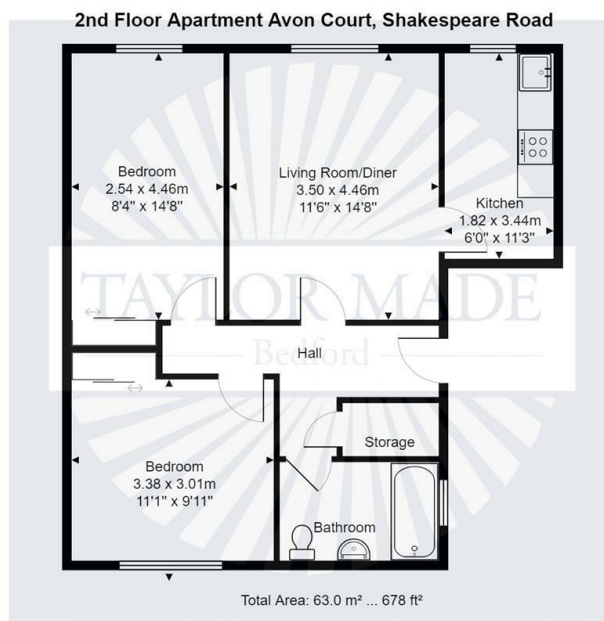
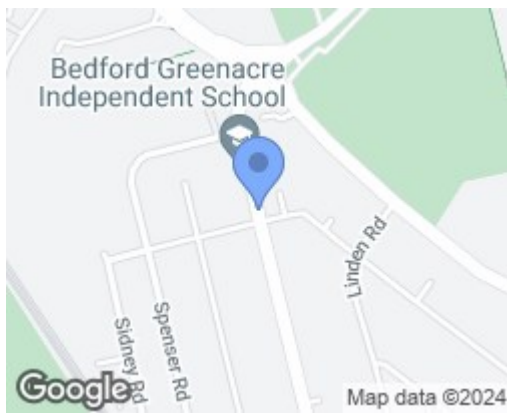
### Lease Details

Over 900 year Lease

Service Charge - Approx. £850 per annum

Share of Freehold

Council Tax: Bedford Borough B



Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	39		

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.



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