



**Connells**

Ashburnham Road  
Bedford



Ashburnham Road  
Bedford MK40 1DX

for sale offers in excess of  
**£275,000**



### Property Description

Step into history with this stunning three-bedroom, two-bathroom first-floor flat, part of an iconic ex-theatre in the heart of Bedford. Once graced by legendary entertainers like Charlie Chaplin, this unique property offers a rare blend of character and contemporary living.

Beautifully renovated, this flat is the first of three in the building to be completed, showcasing stylish interiors and spacious layouts. The open-plan living area features high ceilings and large windows, creating a bright and airy space perfect for relaxing or entertaining. The modern kitchen is fully equipped with integrated appliances and sleek finishes.

The property includes three well-proportioned bedrooms, with the principal bedroom boasting an en-suite. A second family bathroom adds convenience, making it ideal for professionals, families, or investors alike.

Located just a short walk from Bedford train station, this chain-free home is perfect for commuters and those looking to enjoy the vibrant local area. With its fascinating history and prime location, this is a rare opportunity to own a piece of Bedford's heritage.

Don't miss your chance to own this remarkable property-contact us today to arrange a viewing!

### Lounge/Kitchen/Diner

24' 6" Max x 21' 6" Min ( 7.47m Max x 6.55m Min )

### Bedroom One

15' 9" x 12' 5" ( 4.80m x 3.78m )

### Ensuite

### Bedroom Two

11' 8" x 11' 5" Max ( 3.56m x 3.48m Max )

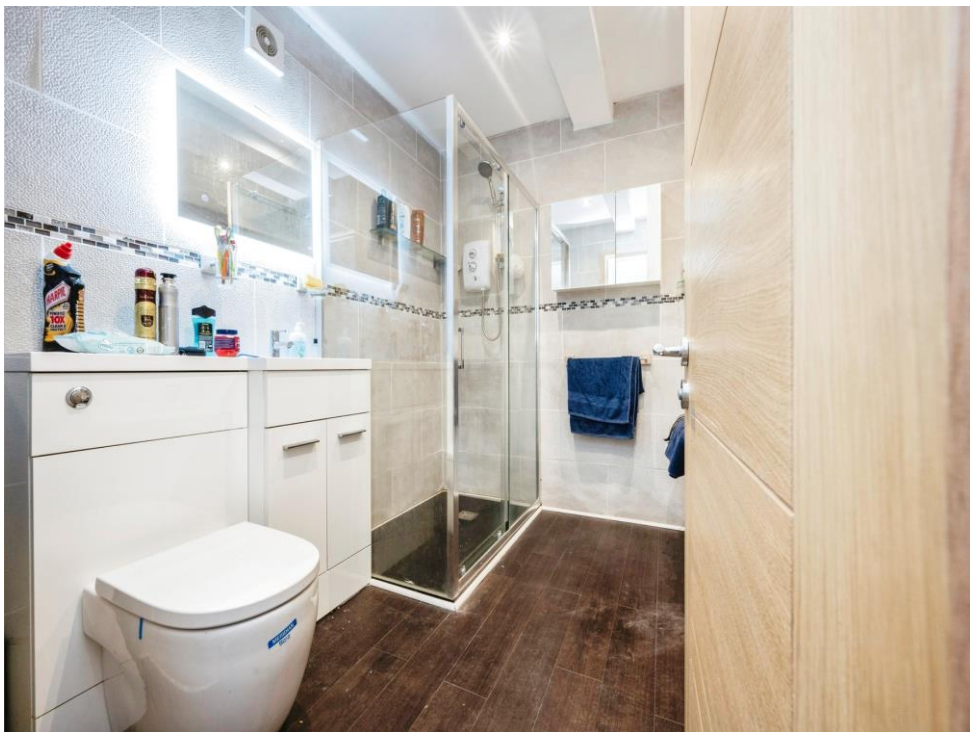
### Bedroom Three

14' 7" x 6' 2" ( 4.45m x 1.88m )

### Bathroom

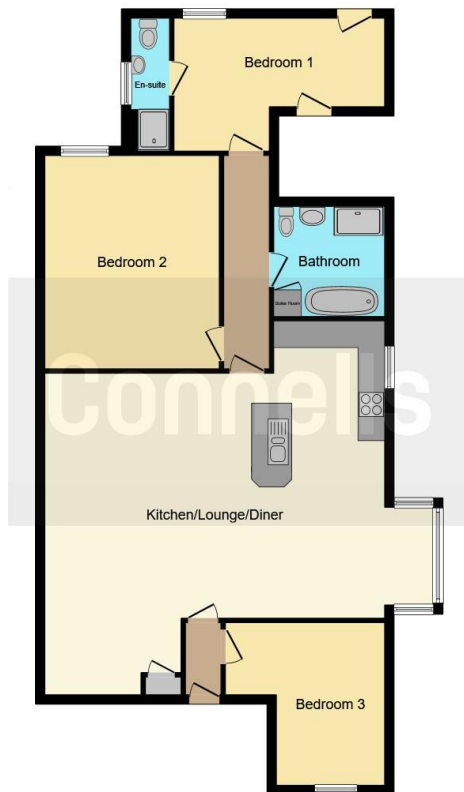












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01234 345 303**  
**E [bedford@connells.co.uk](mailto:bedford@connells.co.uk)**

42 Allhallows  
 BEDFORD MK40 1LN

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BED311322](http://connells.co.uk/Property/BED311322)**

This is a Leasehold property with details as follows; Term of Lease 198 years from 04 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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