



Flat 8, Hathaway Court, 49 Shakespeare Road

Bedford | Bedfordshire | MK40 2DX

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Price £140,000

Communal entrance hall

Living room

Kitchen

Bathroom

Two double bedrooms

Allocated parking space

Communal gardens

Leasehold



- Council Tax Band: B
- Energy Efficiency Rating: C

**Spacious two-bedroom apartment in
need of refurbishment throughout...**



A spacious two-bedroom apartment offering an excellent opportunity for buyers looking to modernise and create a home to their own specification.

The property is currently vacant and would benefit from refurbishment, including the refitting of the kitchen and bathroom, redecoration throughout and replacement flooring. Once completed, this well-proportioned apartment has the potential to make an attractive home or investment.

A communal entrance and hallway provide access to the building, with stairs rising to the first floor and the entrance to the apartment. Internally, the property comprises an entrance hall with access to all rooms, a generous living room, kitchen, bathroom and two double bedrooms.

The property benefits from electric heating, PVCu double-glazed windows and a new consumer unit installed in 2021.

Externally, there are communal gardens to both the front and rear and an allocated parking space within the communal parking area.

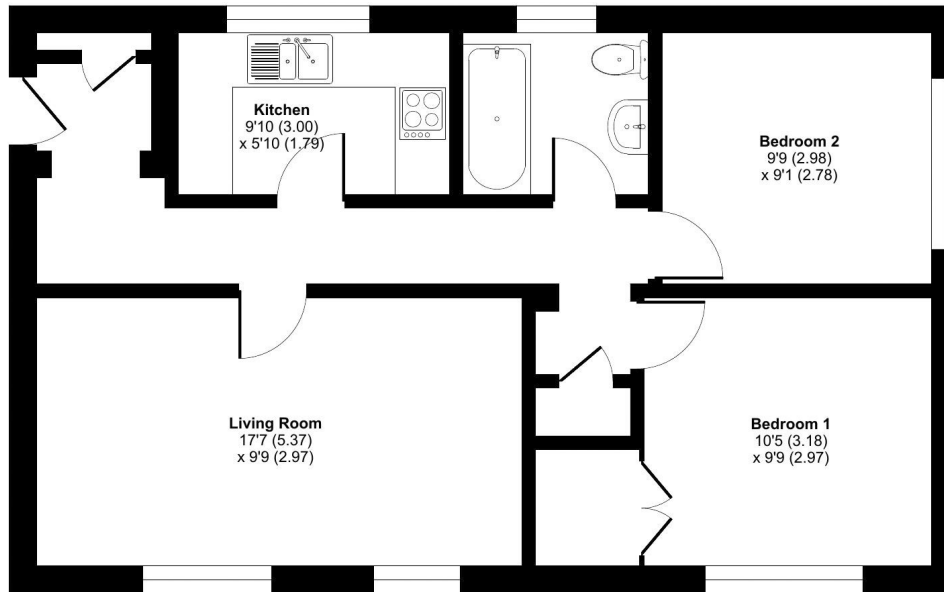
The property is leasehold, with a term of 125 years from 12 March 2019 (117 years remaining). There is a service charge of £700 p.a. and ground rent is £50 p.a., with no reviews applicable. These details should be verified by your legal advisor.



Shakespeare Road, Bedford, MK40

Approximate Area = 629 sq ft / 58.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2026. Produced for Lane & Holmes. REF: 1512878

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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.