



Flat B, 55 Shakespeare Road, Bedford, MK40 2DX



Not to scale. For illustrative purposes only



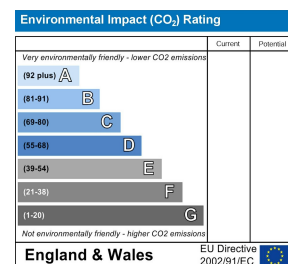
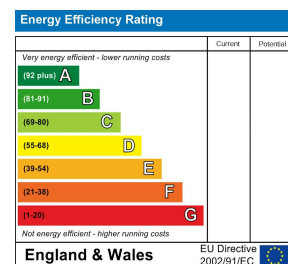
For Auction, Guide £40,000 to £50,000

** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 1ST JULY 1.00 PM ** GUIDE PRICE £40,000 TO £50,000 *** VIEWINGS BY APPOINTMENT: NEXT SLOT SATURDAY 30TH MAY 12:15 PM TO 12:45 PM **

This ground floor studio flat requires some updating but offers excellent investment potential. With an impressive potential yield of up to 18% (based on guide price and market value), it represents a fantastic buy-to-let opportunity. Ideally located close to Bedford town centre and the railway station, the property is well positioned to attract strong rental demand. The accommodation is well-proportioned and comprises a 17ft studio room, a separate kitchen, and a separate bathroom. There is also potential to add significant value by way of future lease extension.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhouse.co.uk/bedsandbucks

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ACCOMODATION

COMMUNAL ENTRANCE

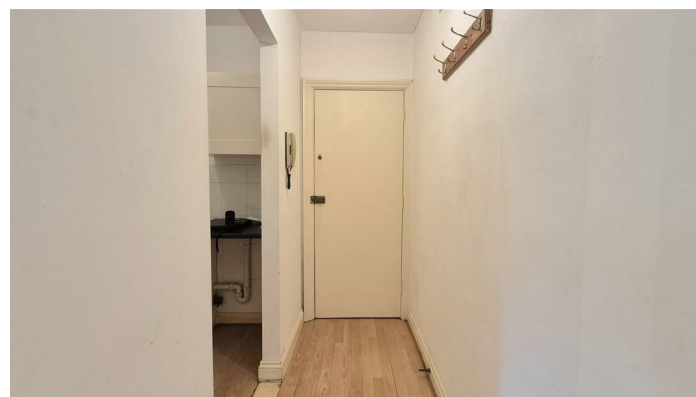
With intercom entry system, the apartment is situated on the ground floor



ENTRANCE HALL

7'2 x 3'1

Laminate floor, intercom receiver, open doorway to



KITCHEN

6'10 x 5'1

With a range of wall and base units, stainless steel sink unit, space for appliances, tiled splashbacks.



STUDIO/LIVING AREA

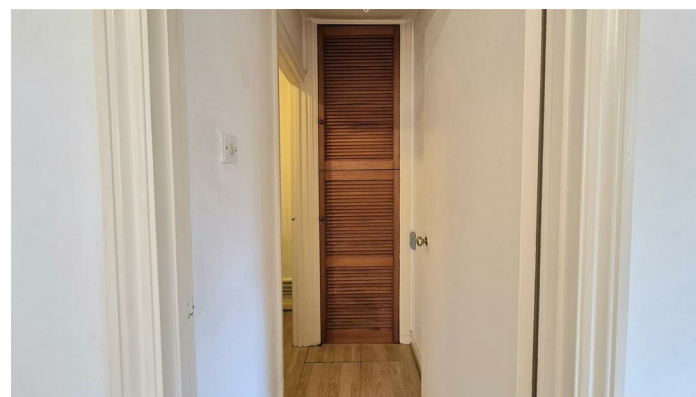
17'0 x 7'10

Dual aspect room with window to rear, window to side, laminate flooring, storage heater, door to



HALLWAY

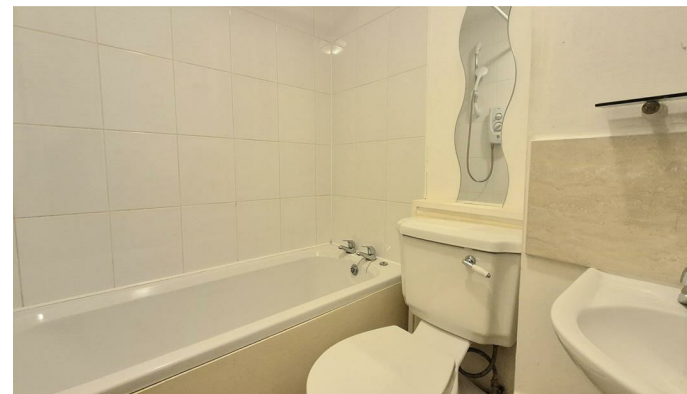
Door to airing cupboard, door to



BATHROOM

6'10 x 5'0

Features bath with power shower over, sink, WC, tiled to splash areas, extractor fan.



OUTSIDE



PARKING

There is a resident car park to the rear, please refer to the lease and auction pack to verify any parking rights or arrangements.

LEASE DETAILS

With a 99 years from 1 November 1986. Lease Term Remaining 59 years. The seller advises there is a peppercorn ground rent and a service charge of £800 PA. Please refer to the legal pack to seek verification and confirmation of service charge and ground rent information.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band A, Bedford Council

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject

to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus vat)

HOW TO GET THERE

From the M1 Motorway Junction 13 (southbound exit), leave the motorway and follow signs for Bedford onto the A421 road heading east; stay on this dual carriageway for several miles until you reach the outskirts of Bedford, then take the exit for the A6 road toward Bedford town centre, continue straight along Ampthill Road into town, and then follow local signs onto nearby residential roads leading to Shakespeare Road.

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For further information on viewing call 01908 030127