



67 Sovereigns Quay, Bedford, MK40 1TF

**Lane &  
HOLMES**  
Est. 1985

67 Sovereigns Quay  
Bedford  
MK40 1TF

Guide £240,000

Riverside duplex within  
walking distance of Bedford  
station...

Communal entrance hall  
Stairs and lift to the third floor  
Entrance hall  
Living room  
Dining room/bedroom three  
Bathroom  
Master bedroom with en suite  
Further double bedroom  
Gas fired central heating  
Two balconies  
Two parking spaces  
Leasehold

- Council Tax Band D
- Energy Efficiency Rating C



Conveniently located for access to Bedford's town centre and overlooking the river...



This is an excellent opportunity to acquire a modern duplex apartment occupying the third and fourth floors of this popular apartment block that has the benefit of lift access.

The accommodation is offered in good order with a refitted kitchen, a refitted bathroom and a refitted en suite to the master bedroom.

The 'ground' floor offers a living room with the kitchen off and a separate dining room that would suit a variety of uses, and a family bathroom with a shower over. There is also a balcony overlooking the river.

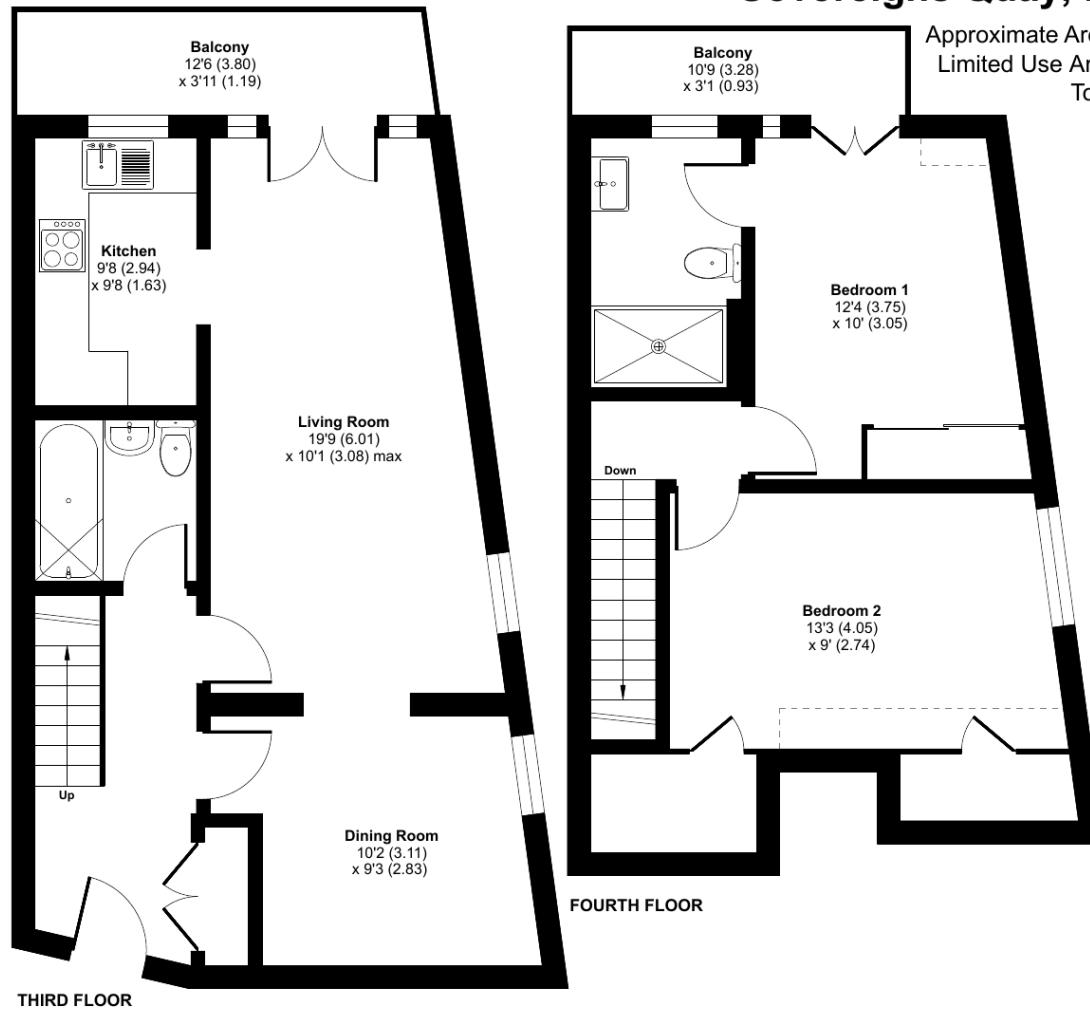
The 'first' floor offers a master bedroom with an en suite shower room, fitted wardrobes and a balcony overlooking the river and a double bedroom with built-in cupboards.

Additional benefits include gas fired central heating and double glazing. There are also two dedicated parking spaces.

The lease is 125 years from 1990 (90 years remaining). The current service charge is £2,400 per annum and ground rent is £300 per annum. These details should be verified by your own legal advisor.

Sovereigns Quay is conveniently located for access to Bedford's town centre, the new Riverside development with its variety of restaurants and entertainment and Bedford's mainline station with fast and frequent services to the capital and beyond. Bedford sits midway between the A1 and the M1 and is very well placed for access to all parts north, east, south or west.

Bedford Railway Station • 0.6 miles  
Milton Keynes • 17 miles  
A1 Black Cat Roundabout • 13 miles  
M1 Junction 13 • 10 miles  
Luton Airport • 21 miles  
Stansted Airport • 46 miles  
London • 57 miles



## Sovereigns Quay, Bedford, MK40

Approximate Area = 834 sq ft / 77.4 sq m  
Limited Use Area(s) = 34 sq ft / 3.1 sq m  
Total = 868 sq ft / 80.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.  
Produced for Lane & Holmes. REF: 1332859