



**Anglia Way, Great Denham, Bedford, MK40 4SD**  
**Offers over £220,000 Leasehold**



A beautifully presented 2 bedroom ground floor apartment ideally located in the popular village of Great Denham, just a short walk from local amenities and the Country Park. Internally the apartment boasts a welcoming entrance hall, a spacious bay fronted lounge area with an open outlook leading onto a stunning kitchen/dining area with integrated appliances. There are 2 double bedrooms with a stylish en suite to the master bedroom and a modern family bathroom. On the outside the property has the benefit of an allocated parking space, also access to a communal garden and bin & store sheds. This superb apartment would be the perfect purchase for first time buyers or investors. Book your viewing now to avoid missing out!

## Communal Entrance

## Entrance Hall

## Lounge/Diner

13'11 x 9'7 (4.24m x 2.92m)

## Kitchen

7'8 x 7 (2.34m x 2.13m)

## Master Bedroom

9'3 x 8 (2.82m x 2.44m)

## En Suite

7'2 x 5'6 (2.18m x 1.68m)

## Bedroom 2

9'8 x 9'2 (2.95m x 2.79m)

## Bathroom

7'8 x 7 (2.34m x 2.13m)

## Allocated Parking Space

## Communal Garden

## Bin & Bike Store

## Great Denham Service Charges

Open Space Management Charge £120 per annum

## Lease Details

Lease Length - 999 years from March 2019

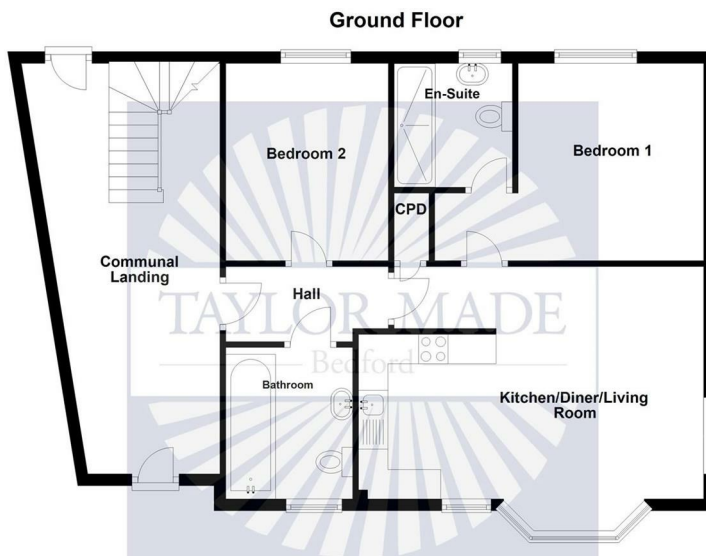
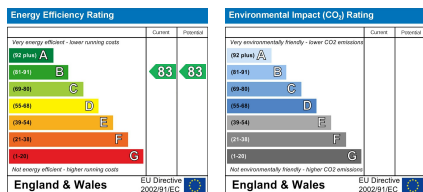
Ground Rent - £210 per annum

Service Charge - £104 per month

## Great Denham

Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, A6, A1, M1 and beyond. Bedford rail station is located approximately 2 miles away and offers transport links to Luton in 20 minutes and London St Pancras in under 40 minutes.

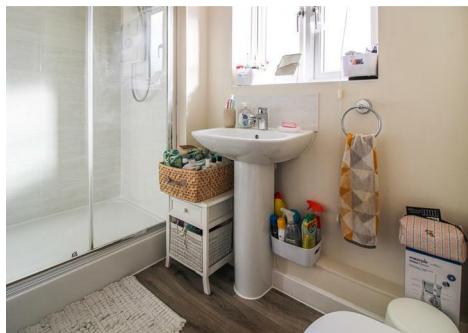
Council Tax: Bedford Borough B



Please note this floorplan is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation 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 Plan Up. Plan produced using PlanUp.

## Apartment - Anglia Way, Great Denham

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.



Taylor Made Residential Limited  
Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadepropertyes.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

