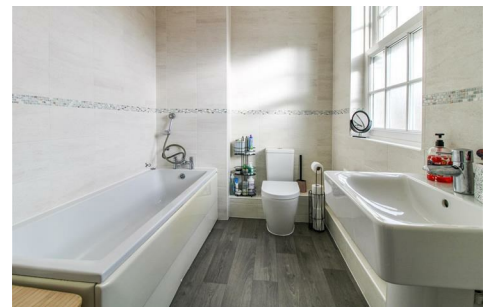




Greenkeepers Road, Great Denham, Bedford, MK40 4FS
£250,000 Leasehold



A unique opportunity to acquire this incredibly spacious 2 bedroom maisonette offering over 1000 square foot of accommodation and situated in a popular area within the highly sought after residential area of Great Denham.

The property benefits from it's own private entrance door with lobby and stairs leading to the first floor landing. There is a larger than average lounge/diner with high ceilings and open plan access to a tastefully fitted modern kitchen with view to the rear. The generous master bedroom has a walk in wardrobe/cupboard as well as two further fitted double wardrobes and a fully tiled en suite shower room, the second double bedroom also benefits from a double wardrobe. The family bathroom is fully tiled and there are two further storage cupboards on the first floor landing as well as ladder access to a large loft space.

Externally the property has an allocated parking space and a large bin cupboard as well as use of a communal cycle store.

Early viewing is strongly recommended on this ideal first time buy or investment purchase.

Ground Floor:

Entrance Hall

Stairs to 1st Floor Landing:

Kitchen

10'3 x 6'1 (3.12m x 1.85m)

Lounge/Diner

18'8 x 13'10 (5.69m x 4.22m)

Bedroom 1

19'3 x 12'0 (5.87m x 3.66m)

En Suite

Bedroom 2

10'7 x 9'5 (3.23m x 2.87m)

Bathroom

Allocated Parking Space

External Storage Cupboard

Bin & Bike Storage

Lease Details

Lease Length - 125 years from 1st January 2015 (116 years remaining)

Service Charge (Includes Ground Rent) - £733 (per 6 months)

Great Denham Service Charges

Open Space Management Charge £120 per annum

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, estate agents 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, A428, 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 C

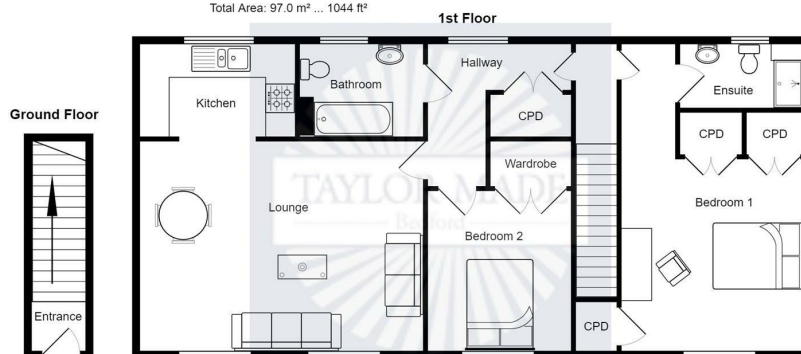


Energy Efficiency Rating	Current	Maximum
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Total Area: 97.0 m² ... 1044 ft²



Please note this floorplan is for illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations 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 ZPlan.

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.



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