



23 Kingswood Way, Great Denham, Bedford, MK40 4GH



23 Kingswood Way
Great Denham
Bedford
MK40 4GH

OIEO £200,000

Chain free
Ground floor apartment
Two bedrooms
Large lounge/kitchen
Fitted bathroom
Allocated parking
Convenient location
Leasehold



- Council Tax Band B
- Energy Efficiency Rating B

A two bedroom apartment with no chain...



Lane and Holmes are pleased to offer for sale this well-presented ground floor apartment in Great Denham, close to local amenities, which we believe would make an ideal first time buy or investment purchase and is available with no onward chain.

The apartment offers a security entry system and a communal hallway, which leads to its own internal hall. There are two bedrooms and a fitted bathroom, and a large open plan lounge/kitchen/dining room.

Further benefits include double glazing and gas fired central heating. Allocated parking is available to the rear.

Kingswood Way is situated in Great Denham, a modern development approximately 3 miles to the west of Bedford town. Local amenities include a supermarket, a medical centre and coffee shops, and there is also a playground and park, home of a weekly Parkrun. There is also easy access to major road and rail links.

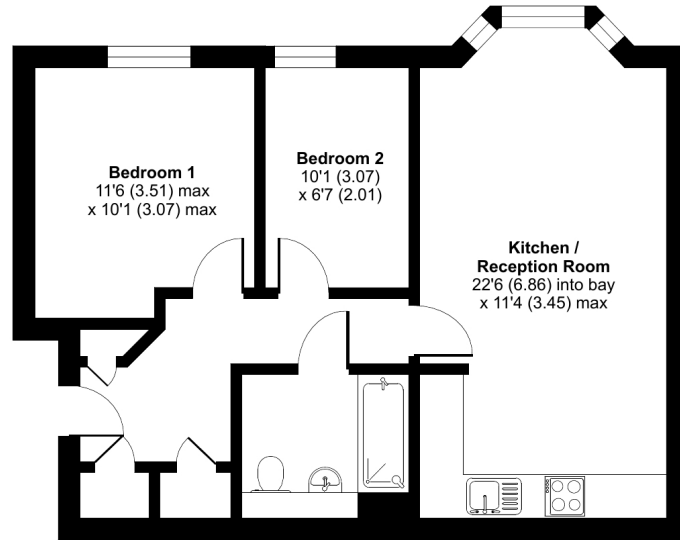
Lease - 155 years from 2016 (146 years remaining).
Service charges - The seller informs us the service charge is currently £1,241 per annum and there is a charge of £300 per annum for ground rent.

Bedford Railway Station • 3.5 miles
Milton Keynes • 16 miles
A1 Black Cat Roundabout • 13 miles
M1 Junction 13 • 9 miles

Kingswood Way, Great Denham, Bedford, MK40

Approximate Area = 581 sq ft / 54 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lane & Holmes. REF: 1284303



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

