



Harrison Meadow, Marston Moretaine, Beds, MK43 2AQ
£86,000 Leasehold



****40% SHARED OWNERSHIP****

A beautifully presented 2 bedroom second floor modern apartment ideally located in this popular new development in Marston Moretaine. This stunning apartment offers spacious living accommodation throughout and comprises a welcoming entrance hall with a convenient storage cupboard and a door leading through to a fantastic open plan lounge/kitchen/dining room offering plenty of natural light and a stylish fully fitted modern kitchen. Along the hallway you will find a large master bedroom with plenty of wardrobe space, a generous sized 2nd bedroom and an immaculately presented bathroom 3 piece suite. Outside the property benefits from having 2 allocated parking spaces in the parking courtyard, access to bin & bike stores and an secure intercom entrance system into the well maintained communal entrance hall. Being within easy reach of local shops, schools and parks, this superb apartment makes the an ideal first home.

Communal Entrance Hall

Entrance Hall

Lounge/Kitchen/Diner

21'8 x 13'8 (max) (6.60m x 4.17m (max))

Bedroom 1

13'6 x 9'3 (4.11m x 2.82m)

Bedroom 2

12'4 x 7' (3.76m x 2.13m)

Bathroom

7'11 x 6'4 (2.41m x 1.93m)

2 Allocated Parking Spaces

Bike & Bin Stores

Marston Moretaine

The village of Marston Moretaine is well placed to access the M1 junction 13, Milton Keynes and beyond. The village has a wide range of local amenities with a Co-Op, other local shops, a post office, independent Family Butchers, fish & chip shop, a pub and Indian restaurant. There is a doctor's surgery and two schools within the village and neighbouring Upper & Lower Shelton.

Council Tax: B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	C	C
Very energy efficient - lower energy costs (95-100) A		Very environmentally friendly - lower CO ₂ emissions (95-100) A	
Energy efficient - lower energy costs (81-94) B		Environmentally friendly - lower CO ₂ emissions (81-94) B	
Decent energy efficiency - average energy costs (69-80) C		Average environmental impact - lower CO ₂ emissions (69-80) C	
Average energy efficiency - higher energy costs (54-68) D		Higher environmental impact - higher CO ₂ emissions (54-68) D	
Below average energy efficiency - higher energy costs (49-53) E		Higher environmental impact - higher CO ₂ emissions (49-53) E	
Poor energy efficiency - higher energy costs (35-48) F		Higher environmental impact - higher CO ₂ emissions (35-48) F	
Not energy efficient - higher energy costs (1-34) G		Not environmentally friendly - higher CO ₂ emissions (1-34) G	
England & Wales EPC Directive 2002/91/EC		England & Wales EPC Directive 2002/91/EC	

Shared Ownership Details

Lease - 999 years from 2024 (997 remaining)

Full Market Value - £215,000

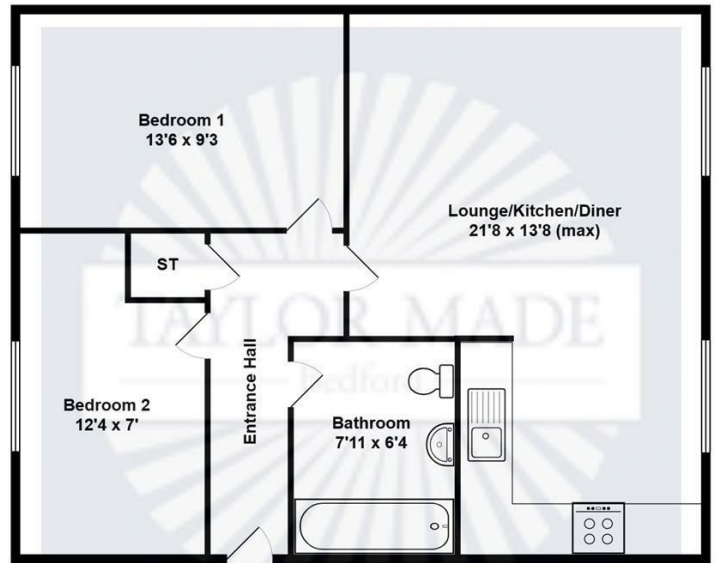
Shared ownership - 40% (£86,000)

Ground Rent - No Ground Rent

Monthly Rent - £320.34

Service charge (monthly) - £73.35

Interested parties must be qualified by Settle Paradigm Housing



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Total Area: 56 SqM = 602.7 SqFt (approximately)

Please note this floorplan and all furniture shown is for illustration 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.
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Taylor Made Residential Limited
Taylor House, Roman Gate, Saxon Way, Great
Denham, Bedford, MK40 4FU



01234 302043



bedford@taylormadeproperties.co.uk
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

