TAYLOR MADE
Bedford

## Danegeld Avenue, Great Denham, Bedford, MK40 4SS

## £190,000 Leasehold









A beautifully presented 1 bedroom ground floor maisonette ideally located in the highly popular village of Great Denham. This stunning property provides bright and modern accommodation with its own private entrance leading through to an impressive open-plan kitchen/lounge/dining area, creating a fantastic space for both relaxing and entertaining. Along the inner hallway you will find 2 storage cupboards, a spacious double bedroom with fitted wardrobes and a superb bathroom with a fitted cupboard. There is a second entrance into the communal hallway and outside the maisonette benefits from having an allocated parking space in the parking courtyard and access to a bin & bike stores. Being just a short walk to to local shops and the Great Denham Country Park, this fantastic property would make an ideal first time home or investment purchase.

## Entrance Hall

## Lounge/Kitchen/Dining Room
14'8 x 13' (4.47m x 3.96m)

## Bedroom
11'11 x 9'6 (max) (3.63m x 2.90m (max))

## Bathroom
10'4 x 6'11 (max) (3.15m x 2.11m (max))

## Allocated Parking Space

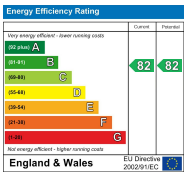
## Bin & Bike Stores

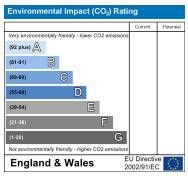
## Lease Details
Lease - 988 years remaining
Ground Rent - £173.99 TBC
Service Charge - £704.50 per 6 months

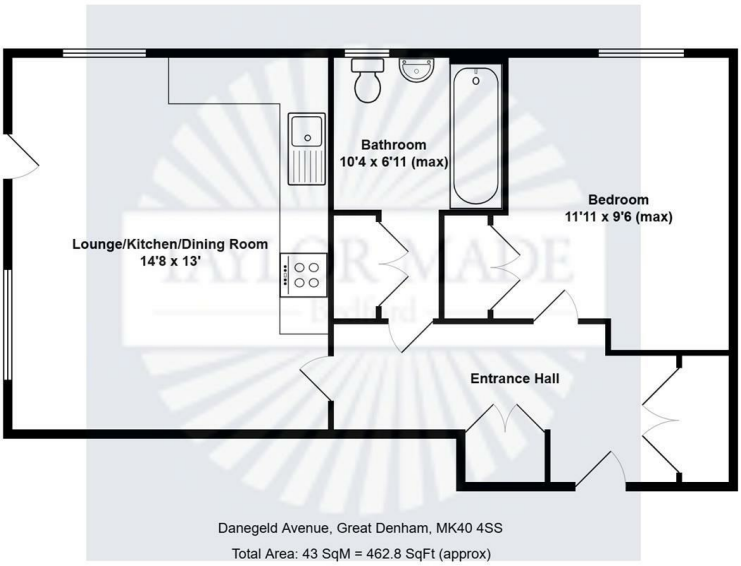
## Great Denham
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding Ofsted rating. 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 B




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).
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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 2026.







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