



Almond Mews, Great Denham, Bedford, MK40 4TU
£126,000 Leasehold



An excellent opportunity to acquire 45% share of this rarely available 2 bedroom semi detached family home ideally located in the highly sought after village of Great Denham. Presented immaculately throughout, this superb property offers spacious living accommodation including an entrance hall with stairs to the first floor, a fantastic open plan kitchen/dining/living room with plenty of cupboard/storage space and a modern kitchen. This is accompanied by a convenient lobby area and cloakroom to the rear of the property which will also lead you out to the garden. Following upstairs you're greeted by 2 oversized double bedrooms, both with fitted cupboards and a modern family bathroom. Outside the property has a larger than average enclosed rear garden with gated side access and the large driveway to the side of the property. Being just a short walk from the local shops & schools and the Great Denham Country Park, this property makes the ideal starter home.

Entrance Hall

Living Room

14'5 x 10'2 (4.39m x 3.10m)

Kitchen/Dining Room

12'10 x 10'2 (3.91m x 3.10m)

WC

Stairs to First Floor

Landing

Bedroom 1

14'1 x 11'6 (4.29m x 3.51m)

Bedroom 2

14'1 x 11'1 (4.29m x 3.38m)

Bathroom

Garden

Driveway

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.

Shared Ownership Details

Full market value: £280,000

Shares: 45%

Share value: £126,000

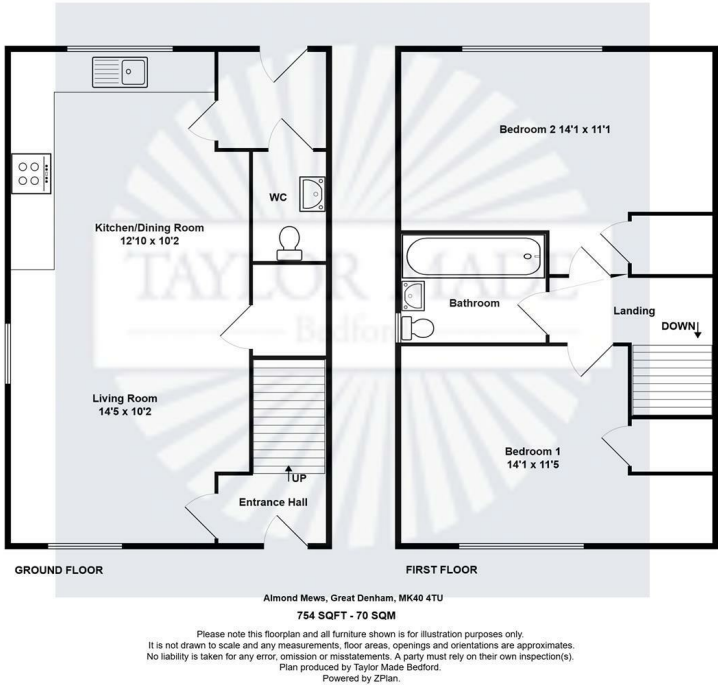
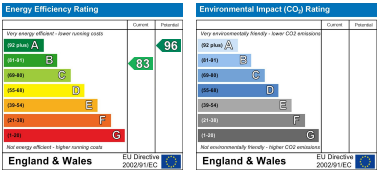
Monthly rent: £404.91

Monthly service charge: £33.82

Great Denham Service Charges

Open Space Management Charge £60pa

Council Tax: Bedford Borough C



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

Company Registration: 10726223 VAT Number: 268 8165 58