



Saxon Way, Great Denham, Bedford, MK40 4GP
£220,000 Leasehold



A beautifully presented two double bedroom second floor apartment, ideally situated in the highly sought-after village of Great Denham. This superb property offers spacious living accommodation throughout, beginning with a welcoming entrance hall featuring useful storage cupboards. The hallway leads through to a bright and airy open-plan lounge/dining room, complemented by a stylish contemporary kitchen just off the dining area. The impressive master bedroom benefits from having plenty of wardrobe space while the generous second bedroom boasts fitted wardrobes. The apartment is completed with a neatly presented 3 piece bathroom suite. Externally, the property enjoys an allocated parking space to the rear of the apartment. Being within a short walk of local shops, excellent schools and the picturesque Great Denham Country Park, this fantastic apartment is perfectly suited to first-time buyers, professionals and investors alike.

Communal Entrance

Entrance Hall

Lounge/Dining Room

15'9 x 14'10 (4.80m x 4.52m)

Kitchen

9'2 x 8'9 (2.79m x 2.67m)

Bedroom 1

11'7 x 11'1 (3.53m x 3.38m)

Bedroom 2

8'11 x 6'9 (2.72m x 2.06m)

Bathroom

6'8 x 6'1 (2.03m x 1.85m)

Allocated Parking Space

Shared bin & bike storage

Council Tax: Bedford Borough C



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

Service Charges

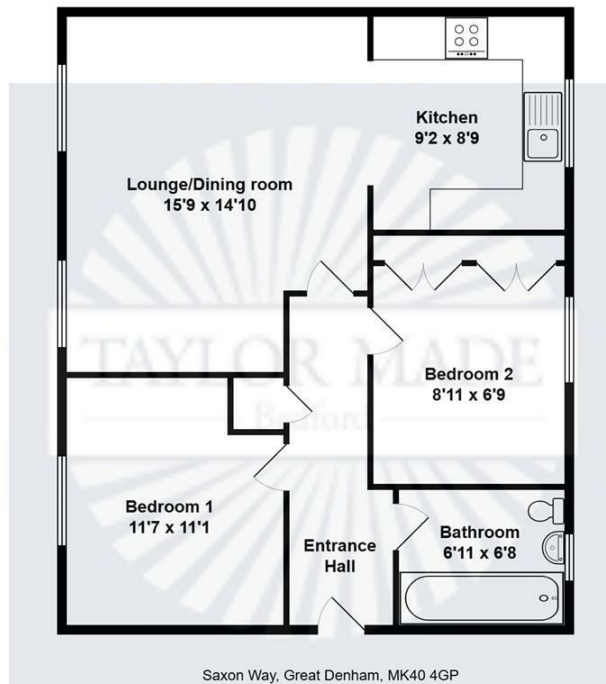
Service Charge - £1,403.76 per annum

Lease - 83 years remaining (currently in the process of being extended to 173 years)

Interested parties must be qualified by Peabody

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.



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. Powered by ZPlan.

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