



Anglia Way, Great Denham, Bedford, MK40 4SD
Offers over £195,000 Leasehold



A beautifully presented one bedroom top floor apartment, situated within the highly popular village of Great Denham, offering contemporary living in a convenient location close to local amenities and excellent transport links. This superb apartment features a welcoming entrance hall leading to a spacious open-plan kitchen, living and dining area, providing a bright and versatile space ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and modern units, creating a stylish and practical environment. Along the hallway you will find a generously sized double bedroom with plenty of wardrobe space and a well-appointed modern bathroom. Externally, the property benefits from a garage with an additional parking space and access to a communal garden, bin and bike store. Being just a short walk to local shops and the Great Denham Country Park, this fantastic property would make an ideal first time home or investment purchase.

Communal Entrance

Entrance Hall

Lounge/Kitchen/Diner

20'9 x 17' max (6.32m x 5.18m max)

Bedroom

14'5 x 9'2 (4.39m x 2.79m)

Bathroom

Garage

19'8 x 9'10 (5.99m x 3.00m)

Allocated Parking Space

Communal Garden

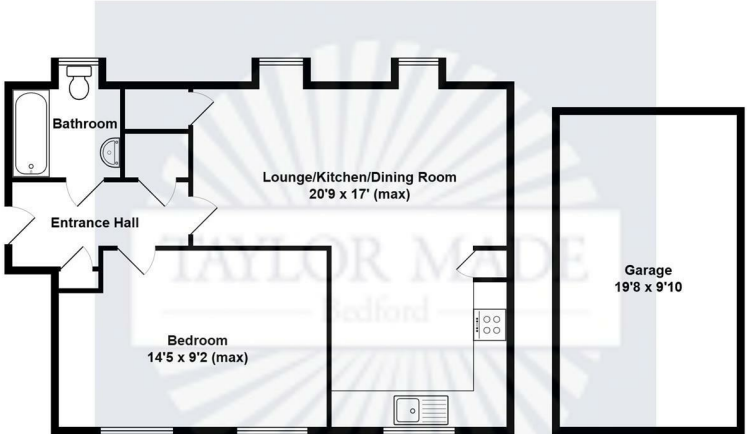
Great Denham

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.

Lease Details

Lease - 115 years remaining
Ground Rent - £300 per annum
Service Charge - £1,375



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Total Area: 49 SqM = 527.43 SqFt (approx)

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A	82	82	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		

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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