



**Anglia Way, Great Denham, Bedford, MK40 4SD**  
**£220,000 Leasehold**



A beautifully presented 2 double bedroom ground floor apartment ideally located in the highly popular village of Great Denham. This superb property offers spacious living accommodation throughout and comprises a welcoming entrance hall with convenient storage cupboards which leads through to a light and airy bay fronted open planned living/dining room and a stunning fitted kitchen. Along the hallway you will find an impressive bay fronted master bedroom with fitted wardrobes and a modern en suite, a larger than average 2nd bedroom and a stylish family bathroom. Outside the property offers the benefit of an allocated parking space and access to bike & bin stores. Being situated just a short distance from local shops, schools and the Great Denham Country Park, this fantastic apartment would make the ideal first home or investment purchase.

## Communal Entrance Hall

### Entrance Hall

### Master Bedroom

14'6 into bay x 9'9 (4.42m into bay x 2.97m)

### En Suite

7'1 x 6'2 (2.16m x 1.88m)

### Bedroom 2

10'9 x 7'7 (3.28m x 2.31m)

### Family Bathroom

7'9 x 6'0 (2.36m x 1.83m)

### Kitchen/Lounge/Diner

18'5 x 13'4 into bay (5.61m x 4.06m into bay)

### One Allocated Parking Space

### Bin & Bike Storage

Council Tax: Bedford B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Maximum	Current	Maximum
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
83	83	D	D
England & Wales	England & Wales	England & Wales	England & Wales

## Great Denham

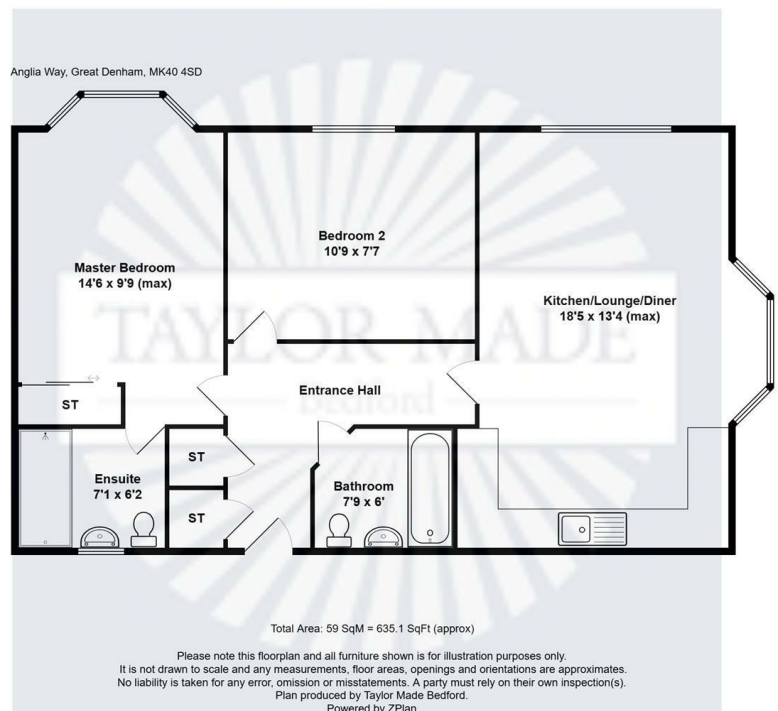
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an outstanding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

Length - 117 Years Remaining

Ground Rent - £300 per annum

Service Charge - £1,464 per annum



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@taylormadeproperty.co.uk  
www.taylorlandandpropertygroup.co.uk

Company Registration: 10726223 VAT Number: 268 8165 58

