



**Chislehurst Place, Great Denham, Bedford, MK40 4TT**  
**£90,000 Shared Ownership**



A chance to acquire 40% Shared Ownership on this immaculately presented top floor 2 bedroom apartment situated in the popular village of Great Denham, just a short walk from local amenities and the Country Park. Internally the property offers a spacious entrance hall featuring three storage cupboards, two good size bedrooms, a modern family bathroom and an open plan kitchen/lounge/dining area. Externally the property has one allocated parking space, multiple visitor parking bays and access to bin and bike storage. This stunning apartment is the perfect first time buy. Contact us to arrange your viewing!



Entrance Hall

Bedroom 1

10'4 x 9'11 (min) 11.5' (max) (3.15m x 3.02m (min) 3.35m.1.52m (max))

Bedroom 2

9'11 x 6'6 (3.02m x 1.98m)

Family Bathroom

Lounge/Kitchen/Diner

20'7 x 11'4 (6.27m x 3.45m)

1 Allocated Parking Space & Visitor Bays

Bin & Bike Storage

Lease Details

Lease - 122 years remaining

Service charge (monthly) - £99.83

Ground rent (monthly) - £17.25

Shared ownership - 40%

Monthly Rent - £316.49

Monthly Lease Management Fee - £22.92

Full Market Value £225,000

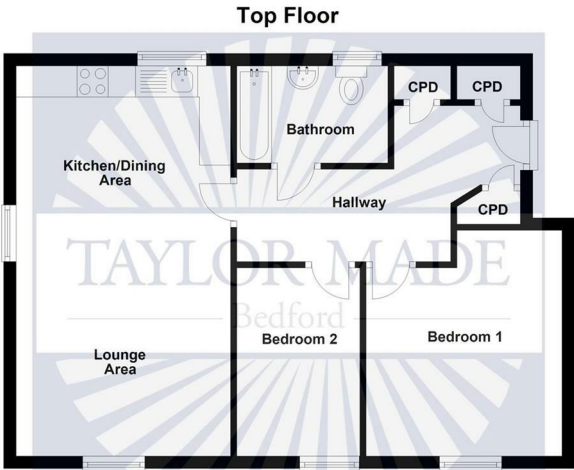
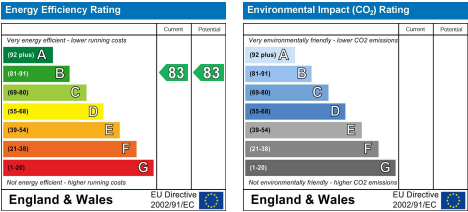
Great Denham Service Charges

Open Space Management Charge £120 per annum

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 and a Post Office and the added bonus of good schooling facilities. Great Denham is also conveniently located for the Bedford bypass which offers great access onto the A421, 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 is illustrative purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientation 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 Plan Up. Plan produced using PlanUp.

Top Floor -Chislehurst Place, Great Denham

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 2023.



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