TAYLOR MADE
Bedford

Anglia Way, Great Denham, Bedford, MK40 4SD

Offers over £220,000 Leasehold









A highly sought after 2 bedroom first floor apartment situated in the heart of Great Denham with easy access to the local centre and the popular Great Denham country park.

The property benefits from gas to radiator central heating and two allocated parking spaces. The accommodation comprises secure communal entrance with entryphone system, Entrance hall, lounge/diner with feature bay window, open plan kitchen with appliances, master bedroom with en suite shower room, second double bedroom and a family bathroom.

This is an ideal investment property with estimated rental income of £1200pcm or would make an ideal first time buy.

Communal Entrance

Hallway
With utility cupboard and storage cupboard

Kitchen
8'8 x 6'2 (2.64m x 1.88m)
Modern fitted kitchen with appliances

Lounge/Diner
11'11 x 10'11 (3.63m x 3.33m)
Feature bay window

Bedroom 1
11 x 9'9 (3.35m x 2.97m)

En Suite

Bedroom 2
10'8 x 7'9 (3.25m x 2.36m)

Bathroom

Two Parking Spaces

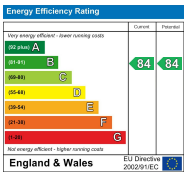
Bin & Bike Storage

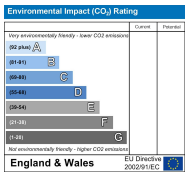
Council Tax: Bedford Borough B

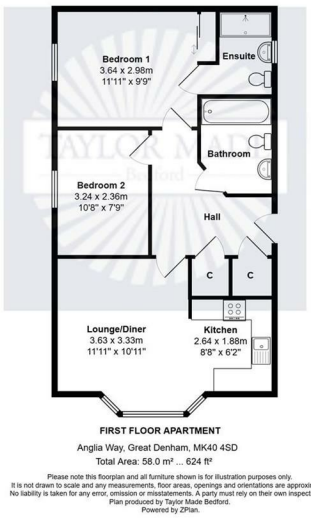
Great Denham
Great Denham is situated just 2 miles from Bedford Town Centre. This sought after village boasts many local amenities including a bistro, takeaway, dentist, vets, pharmacy, supermarkets, salon, estate agents and the added bonus of good schooling facilities with the local school having an 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 -990 years
Ground Rent - £210 (per annum)
Service Charge - £734.90 (per 6 months)









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.







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

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