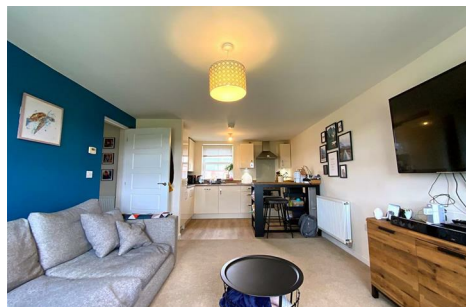




Terrington Place, Great Denham, Bedford, MK40 4WR
£92,000 Leasehold



A chance to acquire 40% Shared Ownership on this immaculately presented first 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 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!

Communal Entrance

Stairs to First Floor Floor

Hallway

Kitchen/Diner

Bedroom 1

Bedroom 2

Bathroom

1 Allocated Parking Space & Visitor Bays

Bin & Bike Storage

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. 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.

Great Denham Service Charges

Open Space Management Charge £120 per annum

Lease & Shared Ownership Details

Lease - 995 years remaining

Service charge (monthly) - £96.05

Ground rent (monthly) - £17.58

Shared ownership - 40%

Monthly Rent - £395.63

Monthly Lease Management Fee - £23.46

Full Market Value £230,000

Council Tax: Bedford Borough B



Saxon Court, Terrington Place, Great Denham, MK40 4WR

Total Area: 58.0 m² ... 624 ft²



Please note this floorplan is for illustrative 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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 2024.





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