



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



A superb top floor 2 bedroom apartment situated in the heart of Great Denham and with the benefits of an en suite shower room to the master bedroom, allocated parking space and presented in excellent order throughout.

The property also benefits from gas to radiator central heating and numerous upgrades from the original specification including Amtico flooring throughout and extra upgraded wall tiling.

The accommodation briefly comprises of Entrance Hall with storage cupboards, dual aspect open plan lounge leading to the kitchen area which has numerous appliances including oven and hob, fridge freezer and dishwasher. Master bedroom with en suite shower room and a built in wardrobe, second double bedroom and a family bathroom.

Externally there is a secure Entryphone system into the apartments, well tended communal stairs and landings, parking courtyard to the rear with allocated spaces and visitor spaces, communal bin store and bike store with secure racking and a further external storage cupboard. There is also a garden area shared between the apartments.

Early viewing is recommended on this sought after first home/investment opportunity which is offered with no upward chain.

Communal Entrance

Communal Stairs and Landing

Entrance Hall

Living Area

12'0 x 11'0 (3.66m x 3.35m)

Kitchen with Integrated Appliances

6'3 x 9'8 (1.91m x 2.95m)

Master Bedroom

12'0 x 9'10 (3.66m x 3.00m)

En Suite Shower room

7'2 x 5'7 (2.18m x 1.70m)

Bedroom 2

8'3 x 10'9 (2.51m x 3.28m)

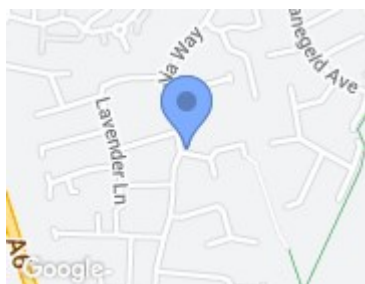
Bathroom

7'9 x 7' (2.36m x 2.13m)

Allocated Parking Space

Council Tax:

Bedford Borough Council B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(49-54) E		(49-54) E	
(37-48) F		(37-48) F	
(1-36) G		(1-36) 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	

Communal Garden Area

Bin & Bike Storage

Lease Details

Length - 994 years remaining

Ground Rent - £215 per annum

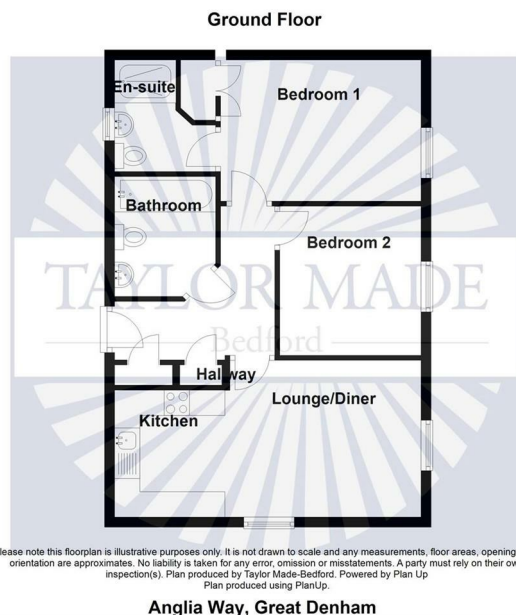
Service Charge - £1253.70 per annum

Great Denham Service Charges

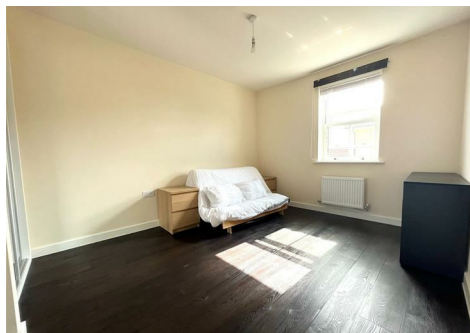
Open Space Management Charge £120 per annum

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.



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.



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

