



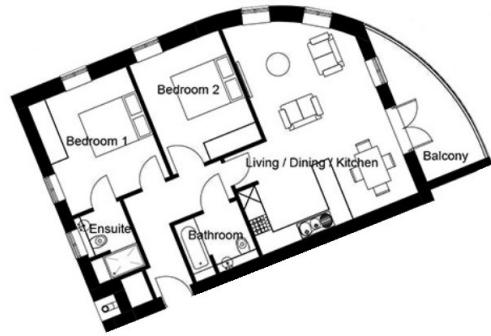
## Roman Gate, Great Denham

*A luxurious and spacious 2 bedroom apartment with gated access located in this prime spot in Great Denham*

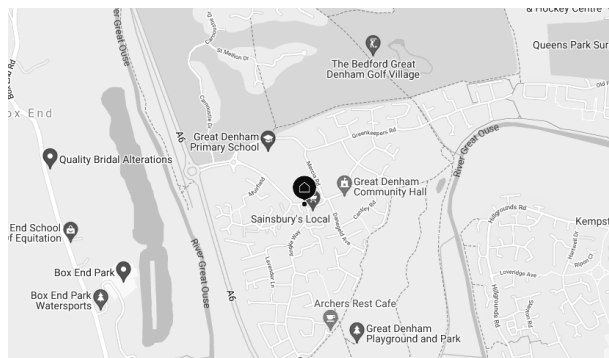
# Roman Gate, Great Denham

## Price £225,000 Leasehold

A stunning, luxurious 2 bedroom apartment located in the popular Roman Gate complex in Great Denham. Presented in show home condition this spacious apartment offers a welcoming entrance hall, a light and airy 24ft open planned lounge/kitchen/dining room with a superb modern kitchen with integrated appliances and an external covered balcony. Two beautifully presented double bedrooms with an en suite to the master and a modern family bathroom. On the outside there is a allocated parking space in the car park with private electronic gated access. A rarely available and unique apartment, viewings are highly recommended!



Leasehold Details: 125 years on lease from 2017. Ground rent: £240 per year. Service charge £247 per quarter.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81   B  | 81   B    |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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 2021.



Taylor Made, Taylor House, Roman Gate, Saxon Way, Great Denham, Bedford, MK40 4FU

01234 302043 • [bedford@taylormadeproperties.co.uk](mailto:bedford@taylormadeproperties.co.uk) • [www.taylorlandandpropertygroup.co.uk](http://www.taylorlandandpropertygroup.co.uk)

