



Greenkeepers Road, Great Denham, Bedford, MK40 4GJ
Guide price £175,000 Leasehold



****NO UPWARD CHAIN****

Introducing this beautifully presented and spacious top floor, one bedroom apartment situated in the popular village of Great Denham. There is a secure intercom communal entrance with stairs rising to the 2nd floor and the apartment

briefly comprises an entrance hall, large living room/diner leading to open plan kitchen with some integrated appliances, double bedroom with built in wardrobes, two storage cupboards and and a three piece bathroom with shower over bath. There is one allocated parking space to the rear of the property. Offered for sale with no upward chain, this apartment is ideal for a first time or investment buyers.

Viewings highly recommended.

Communal Entrance Hall

Stairs leading to Top Floor Apartment

Entrance Hall

Open Plan Kitchen/Diner/Lounge

20'9 x 15'8 (6.32m x 4.78m)

Bedroom

8'11" x 13'11" into alcove window (2.72m x 4.24m into alcove window)

Bathroom

7'1 x 6'2 (2.16m x 1.88m)

Allocated Parking For 1 Vehicle

Lease and Service Charges

150 Years From 01/01/2008

Ground Rent £13.70 per month

Service Charge: £126.70 per month

Open Space Management Charge £120 per annum

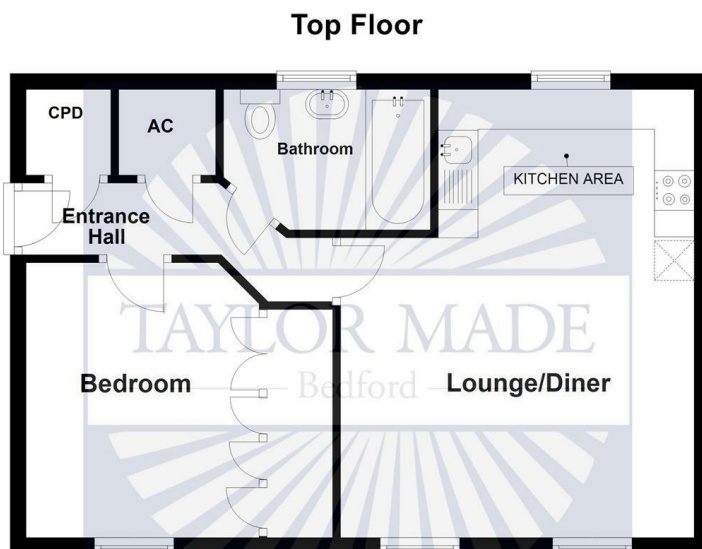
Great Denham

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 Council B



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(70-80) C</div> <div>(59-69) D</div> <div>(49-58) E</div> <div>(39-48) F</div> <div>(29-38) G</div> <div>Not energy efficient - higher running costs</div> <div>80 80</div>		<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(70-80) C</div> <div>(59-69) D</div> <div>(49-58) E</div> <div>(39-48) F</div> <div>(29-38) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
England & Wales		England & Wales	
EU Directive		EU Directive	



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.

Apartment, Greenkeepers Road, Great Denham

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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

