



**Chislehurst Place, Great Denham, Bedford, MK40 4TT**  
**£230,000 Leasehold**



A beautifully presented 2 double bedroom ground floor apartment ideally located on this corner plot in the popular village of Great Denham, just a short walk from local amenities and the Country Park. Immaculately presented throughout this fantastic apartment boasts a welcoming entrance hall, a spacious lounge area with bay fronted windows to the front & side providing open views and a modern kitchen/dining area. There are 2 spacious bedrooms with a stylish en suite to the master bedroom and a modern family bathroom. On the outside, the property has the benefit of an allocated parking space plus multiple visitor parking bays and a bin & bike storage area. An ideal first time purchase, viewings are highly recommended.



Communal Entrance

Entrance Hall With Storage Cupboard

Kitchen/Lounge/Diner

13'10" into bay x 21'9" into bay (4.24m into bay x 6.63m into bay)

Master Bedroom

13'5 x 9'7 (4.09m x 2.92m)

Ensuite

Bedroom 2

12'1 x 8'11 (3.68m x 2.72m)

Family Bathroom

One Allocated Parking Space & Visitor Bays

Bin & Bike Storage

Lease Details

Lease: 125 Years from May 2020 - 21 Years Remaining  
Ground Rent: £384 per annum Service Charge: £1197.96 per annum

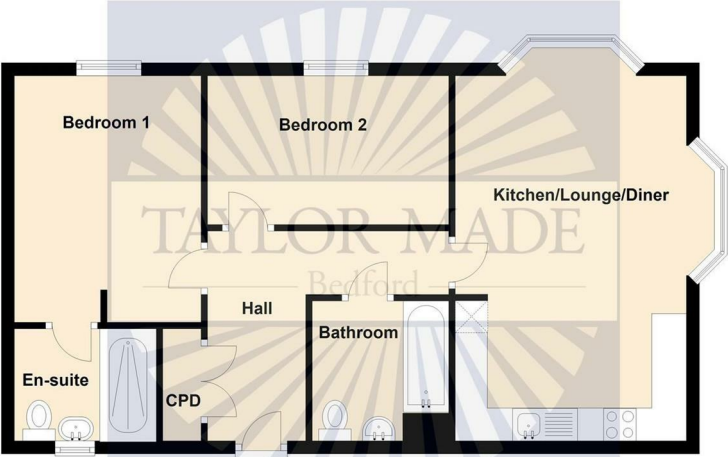
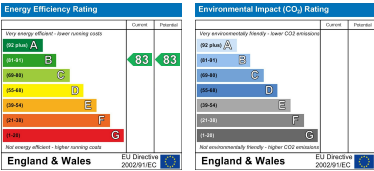
Great Denham Service Charges

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, 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.

Council Tax: Bedford C



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  
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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.



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