



Harrison Meadow, Marston Moretaine, Beds, MK43 2AQ
£72,250 Leasehold



****35% SHARED OWNERSHIP****

A beautifully presented two-bedroom first floor apartment, ideally situated within this popular and modern development of Marston Moretaine. This stylish apartment offers spacious and well-planned accommodation throughout including a welcoming entrance hall complete with a large useful storage cupboard. The heart of the home is the impressive open-plan lounge, kitchen and dining area, filled with natural light and featuring a contemporary fitted kitchen with a range of modern units and integrated appliances. The property further benefits from a generously sized master bedroom with ample space for wardrobes, a spacious second bedroom, and an immaculately presented three-piece family bathroom. Externally, the property benefits from having two allocated parking spaces within the parking courtyard, secure communal bike and bin stores, and a secure intercom entry system leading into the well-maintained communal entrance hall. Conveniently located close to local shops, schools, parks and excellent transport links, this superb apartment is an ideal opportunity for first-time buyers.

Communal Entrance

Entrance Hall

Lounge/Kitchen/Dining Room

19'10 x 12'11 (6.05m x 3.94m)

Bedroom 1

16'7 x 8'6 (5.05m x 2.59m)

Bedroom 2

11' x 7'4 (3.35m x 2.24m)

Family Bathroom

2 Allocated Parking Spaces

Bin & Bike Stores

Marston Moretaine

The village of Marston Moretaine is well placed to access the M1 junction 13, Milton Keynes and beyond. The village has a wide range of local amenities with a Co-Op, other local shops, a post office, independent Family Butchers, fish & chip shop, a pub and Indian restaurant. There is a doctor's surgery and two schools within the village and neighbouring Upper & Lower Shelton.

Council Tax: Bedford Borough B



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Maximum	Very environmentally friendly - lower CO ₂ emissions	Current	Maximum
95-100 A			95-100 A		
81-95 B			81-95 B		
67-81 C			67-81 C		
53-67 D			53-67 D		
39-53 E			39-53 E		
25-39 F			25-39 F		
11-25 G			11-25 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Shared Ownership Details

Lease - 999 years from 2024 (997 years remaining)

Full Market Value - £215,000

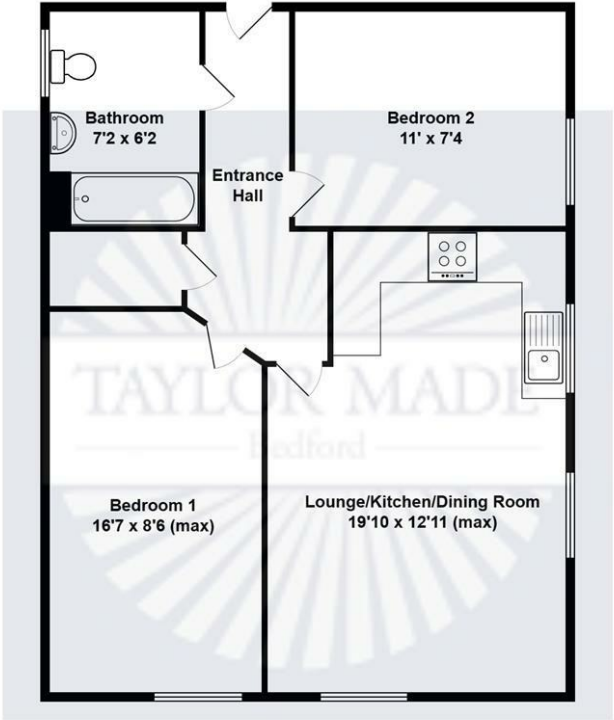
Shared Ownership - 35%

Ground Rent - No Ground Rent

Monthly Rent - £347.04

Monthly Service Charge - £73.56

Interested parties must be qualified by Settle Paradigm Housing.



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Total Area: 56 SqM = 602.78 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration 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.

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