

# 95, Saxon Way

Great Denham, Bedford,  
MK40 4TN  
£210,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



Situated in the ever popular Great Denham development is this spacious and modern two bedroom second floor (top floor) apartment for sale with vacant possession and no onward chain.

This apartment is an ideal purchase for a first time buyer or an investor and briefly comprises of an entrance hallway, two bedrooms, a spacious open plan lounge/dining area leading into the fitted kitchen and a family bathroom with a three piece suite.

Further benefits include gas central heating and UPVC double glazing allowing for a high energy efficiency rating. The kitchen is equipped with integrated white goods. Externally the property benefits from a car port with an additional space for a second parking space and bin stores.

The location allows for great access to the A421, the A428 and the A6. The mainline train station is approximately 40 minutes walking distance. There is a primary school and nursery nearby and plenty of local amenities such as a mini supermarket and coffee shops. There are many pathways around the area if you wish to go for a walk around the Country Park.

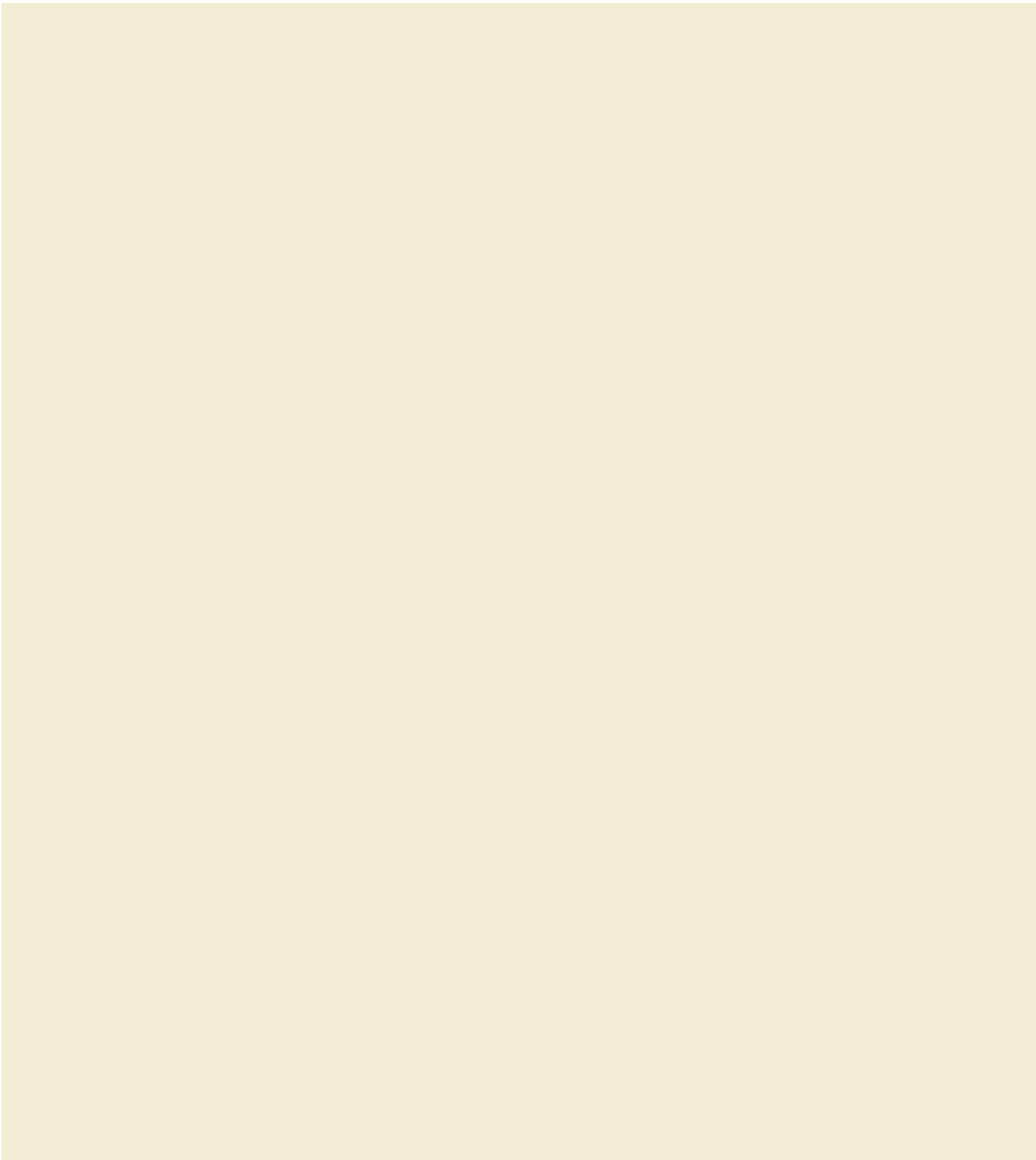
Tenure: Leasehold 155 years from 2016 (149 years remaining)

Ground Rent: £300 per year (for calendar year 2022)

Service Charge: £112 per month (for calendar year 2022)

Council Tax Band B | EPC RATING B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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