



Bede Walk, Great Denham, Bedford

£180,000

2 1

Urban Luxe Property are pleased to offer this fantastic two bedroom semi detached family home in the sought after area of Great Denham, through a 60% shared ownership at £180,000 or £300,000 for full ownership.

This well presented home, in a quiet corner is well proportioned and ready to move straight into. The downstairs is extremely spacious with a lounge and kitchen offering full open plan living. The kitchen is modern with appliances including four-ring gas hob and electric oven. You will find plumbing for washing machine and dishwasher. There is also a handy cloakroom on the ground floor.

The stairs are unusually wide leading up to the first floor, where you will find two double bedrooms and a family bathroom. There is good storage in both rooms.

Outside you will find a low maintenance garden laid to lawn and patio. There is also off-road parking for 2-3 cars.

This is an amazing opportunity for a first time buyer to acquire a larger than average share of 60%.

Floor Area
750 sq. ft.

Tenure
Leasehold

Service Charge
£302.28 per annum

Ground Rent
£3822.24 per annum

In summary the property offers:-

2 double bedrooms

Open plan lounge/integrated kitchen

Cloakroom

Family bathroom

Rear garden

2-3 allocated parking spaces

Great Denham is located on the western edge of Bedford, close to the town centre and offers an array of local amenities, offering a blend of contemporary living and green open spaces. Particularly popular with families and professionals, benefiting from well-regarded OFSTED OUTSTANDING local schooling, play areas and scenic river walks. Great Denham is ideally positioned for access to major road links including the A421, providing connections to the A1, M1 & surrounding towns. Bedford's mainline railway station is also within easy reach, offering fast services into London St Pancras.

EPC rating: B

Council Tax Band: C

Shared ownership info

Monthly rent: £318.52

Monthly service charge: £25.19

Years remaining on lease: 117 years

- 2 double bedrooms
- Open plan living
- Cloakroom
- Modern integrated kitchen
- Family bathroom
- Low maintenance rear garden
- Close to amenities
- Close to green open space
- Close to OUTSTANDING OFSTED schooling
- Good transport links to A421, M1 & mainline station closeby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

