

Saxon Way | Great Denham



TO LET | £1750 pcm

4 Bed Townhouse |  
Lounge/Diner |  
Kitchen/Breakfast |  
Enclosed Garden |

Ensuite to Master |  
Family Bathroom |  
Downstairs Shower/ |  
Cloakroom/w.c. |

Off-road Parking |  
EER: Band B |  
Gas Central Heating |  
Unfurnished |

# Saxon Way Great Denham | MK40 4TN

## LOCATION |

Bedford boasts all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. Bedford main line station provides frequent services into London St Pancras and Kings Cross within 40 minutes. Air travel is accessible from Luton, Stansted and Birmingham with Heathrow and Gatwick further afield.

## TENANCY |

An Assured Shorthold Tenancy is offered for an initial term certain of 12 months, subject to review thereafter.

## REFERENCES |

A full referencing and credit check will be undertaken. We will need details of your current Landlord and employer together with financial, professional and character references.

## SERVICES |

Mains water and electricity and drainage. Gas fired heating. Outside power and water. Telephone (subject to B.T. regulations).

## GENERAL INFORMATION |

No smokers or pets permitted.

## RENT & DEPOSIT |

£1750 per calendar month. Rent will be payable monthly in advance by standing order. A deposit of £1750 will be required on commencement and will be held by the Landlord's Agent as stakeholder and returned without interest at the end of the tenancy, subject to the Tenant having complied with his obligations.

## OUTGOINGS |

The Tenant(s) will pay for all the usual domestic outgoings including electricity, water, sewerage, telephone and Council Tax, including any reconnection charges. The Council Tax band is E and the standard assessment for 2024/2025 is £2700.17.

## MAINTENANCE |

The Tenant(s) will be responsible for maintaining the internal decorations, cleaning windows, cleaning drains, attending to minor items of repair/maintenance and generally maintaining the property and its contents in a good tenable condition. Carpets and curtains soiled during the tenancy must be cleaned on vacation.

## ENERGY EFFICIENCY RATING |

Band B.

## MEASUREMENTS |

All measurements are approximate.

## AGENTS NOTES |

Whilst we endeavour to make our property details

accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. All measurements are taken electronically and are approximate. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Prospective tenants viewing the property do so at their own risk and neither the Landlord, Daniel James, or their solicitors, can accept any responsibility for personal injury or any claim whatsoever.

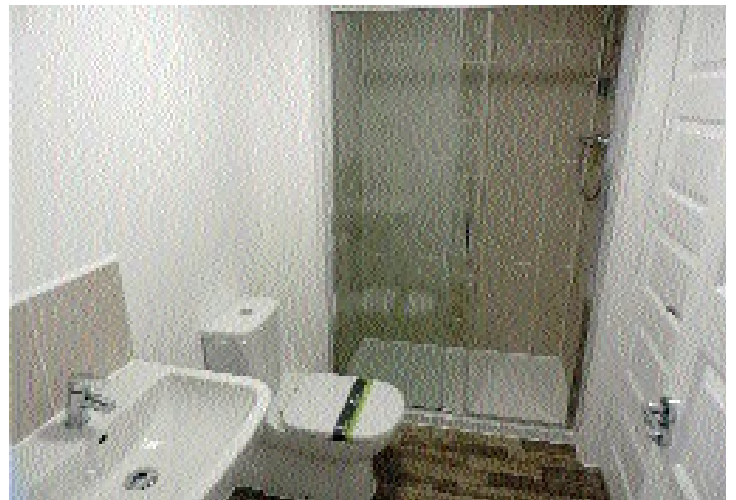
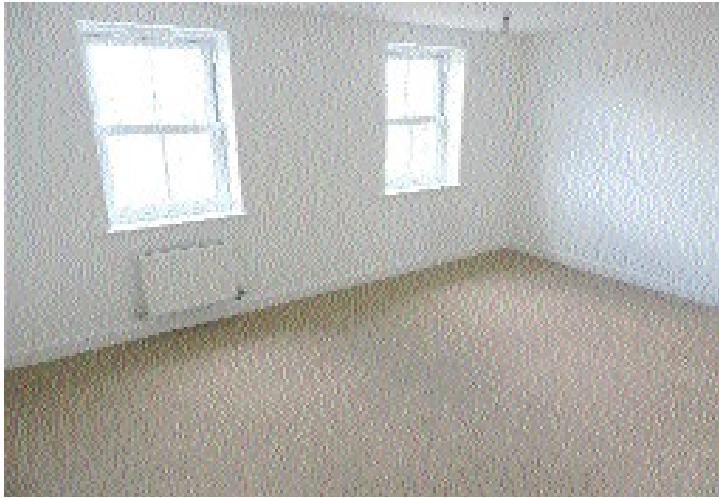
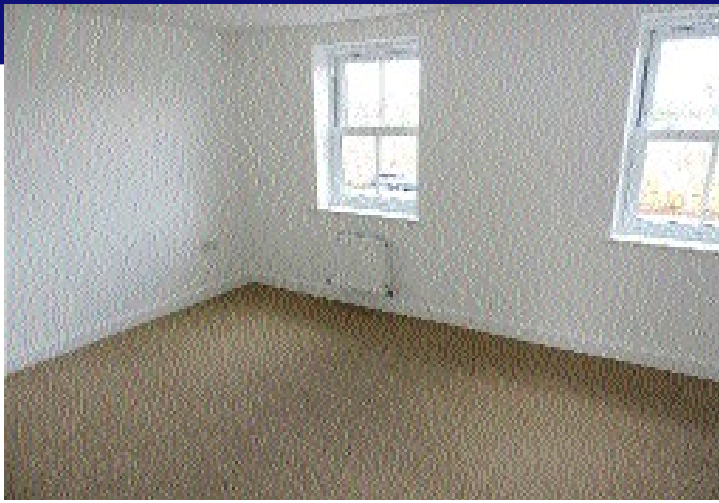
## MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons purchasing a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving license/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.

## VIEWINGS BY APPOINTMENT ONLY VIA DANIEL JAMES ESTATE AGENTS | CALL 01234 60 43 44

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Daniel James**  
ESTATE AGENTS

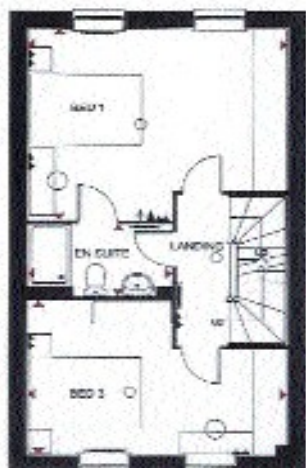




**Ground Floor**

Lounge/Dining	4425 x 4600mm	14'6" x 15'1"
Kitchen/Breakfast	3710 x 2475mm	12'2" x 8'0"
WC	1725 x 850mm	5'8" x 2'9"

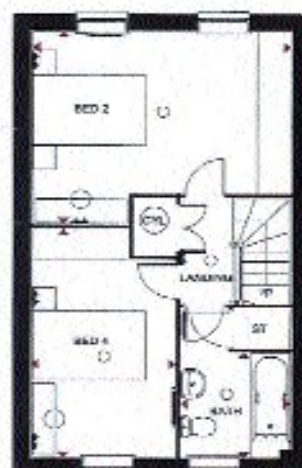
(Approximate dimensions)



**First Floor**

Bedroom 1	4600 x 3689mm	15'1" x 12'1"
En Suite	2560 x 1400mm	8'5" x 4'7"
Bedroom 3	4600 x 2960mm	15'1" x 9'8"

(Approximate dimensions)



**Second Floor**

Bedroom 2	4600 x 3715mm	15'1" x 12'2"
Bedroom 4	2560 x 4420mm	8'5" x 14'6"
Bathroom	1950 x 1990mm	6'5" x 6'6"

(Approximate dimensions)

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