

# Great Denham Park

## Bedford







# There's no place like home

## Putting customers first

Building homes is what Amplus does, and we do it exceptionally well across the Midlands and beyond. Over a number of years, we've seen what people really like about the homes we build and we build on that experience.

So you know that behind the kerb appeal, there's a structure that meets the highest professional standards. You know that every detail has been checked and inspected. That's experience!

Finally, **location, location, location**. You will see, we try to find the very best spot for every taste, as we believe in quality homes, in quality places.





# Home is a place for everything

Your home should fit around your life. So whether you're a budding chef, artist or just like to relax, you'll find room for whatever you're passionate about.

## Home is for making memories

Your home is your haven. From the minute you unlock your front door, a new chapter in your life begins.

## Home is where your family grows

From baby to young adult, having a space in which your family can grow together is so important. That's why we build more than just homes.

## Home is a warm place

Whether you're curling up on the sofa or having a family meal, your home will keep you warm and content all year round.

## Homes built to last

There's no feeling like stepping into your new home. Whatever your plans are for tomorrow, we build our homes with a long and happy future in mind.





# Home is where love resides

**Great Denham is a well-established community on the western edge of Bedford. It offers a balanced lifestyle, bringing together modern living, open space and excellent connectivity.**

## **Nature**

Great Denham has a close relationship with the surrounding landscape. At its centre, Great Denham Country Park offers open green space for walking, cycling and even a Parkrun, while nearby rivers and streams, including the River Great Ouse, offer peaceful waterside walks and scenic routes.



## **Community and everyday life**

There is a wide choice of nearby shopping centres, leisure facilities and local attractions, ensuring daily needs are close at hand, while shared spaces encourage people to meet, connect and feel at home.

## **Well connected**

Ideally located, Great Denham offers excellent transport links to Bedford, Milton Keynes and London. It is also close to the proposed Universal Studios development, bringing future leisure and employment opportunities within easy reach while retaining its peaceful residential setting.

## **Education**




Families have a choice of nearby schools, with Great Denham Primary School close by and St James' Church of England VA Primary School also within easy reach, making Great Denham a place where families can settle with confidence.



# Great Denham Park Bedford

## Development Plan



-  Affordable rent
  -  Developers homes
- 
- 2 bedroom homes
-  The Admiral

### Facilities

-  Bin Collection Point

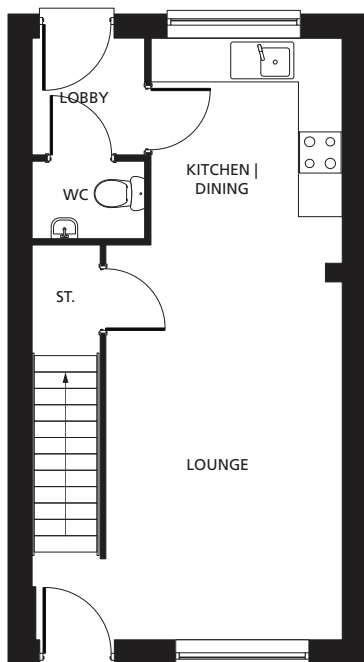
### Ownership options

- SHARED OWNERSHIP   

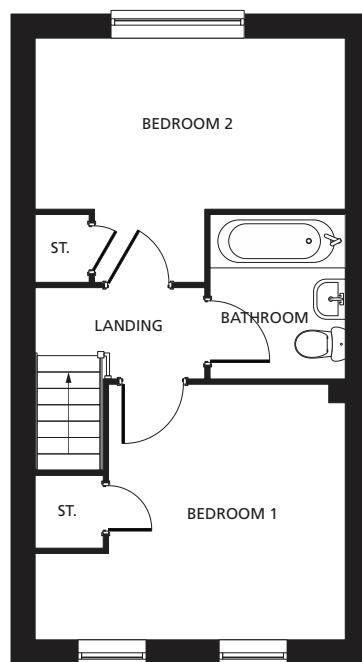
This development layout plan depicts the intended layout and development mix at the time of publication. However, those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process.



# The Admiral



Ground Floor



First Floor

**Kitchen/Dining**  
2.63m x 2.82m  
8'7" x 9'3"

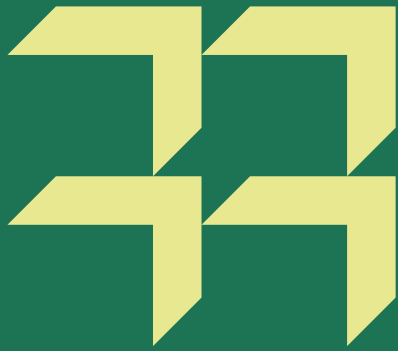
**Lounge**  
2.25m x 5.38m  
13'11" x 17'7"

**Bedroom 1**  
4.25m x 3.49m  
13'11" x 11'5"

**Bedroom 2**  
4.25m x 2.35m  
13'11" x 7'8"

**All dimensions are maximum sizes**

Dimensions stated are to be used as guidance only and should not be used as a basis for furnishings, furniture or appliance spaces. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. All images are used for illustrative purposes only and are representative only. They may not be the same as the actual home you purchase and the specification may differ. Images may be of a slightly different model of home, individual features such as windows, brick, carpets, paint and other material colours may vary and also the specification of fittings may vary. Any furnishings and furniture shown are not included in any sale. Please check with a member of our sales team for details of the exact specification for each property type and the associated prices.



# Our commitment to you

## Before you move

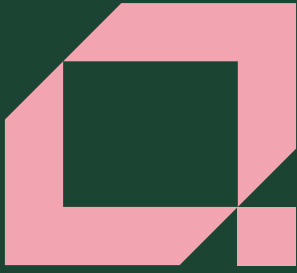
- Our friendly sales team will provide you with support and guidance throughout the home buying process
- At pre-reservation stage you will be shown details of the appearance and location of your chosen new home, together with all relevant surrounding information
- The reservation agreement will set out the key terms of your home purchase, including the reservation period, purchase price and other important information
- We will go through the specification and layout of your home and details of any pre-contractual information to enable you to make an informed decision
- We will inform you of your main point of contact who will assist you with information during your reservation and after you have moved into your new home
- We will regularly communicate with you to keep you informed of the progress of your new home and your dedicated point of contact will respond to any queries you may have
- We want to make your move as enjoyable as possible and our welcoming and knowledgeable staff will be with you every step of the way to provide a service that is tailored to you and your needs.

## When/after you move in

- On the day you move a dedicated sales advisor will welcome you to your new home
- A detailed homecare booklet will be provided to help you settle in
- Shortly after you have moved in, we will make courtesy calls/visits to ensure you are happy with your new surroundings
- Your new home is covered by an NHBC or similar industry regulated 10-year insurance scheme covering the fabric and structural integrity of your new home.

**We do value your comments and feedback so we can continually improve and enhance our service. If you have any comments you'd like to share with us, please contact: 03330 152414 or [sales.gu@amplus.co.uk](mailto:sales.gu@amplus.co.uk)**





#### **For sales enquiries**

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website: [amplius.co.uk](http://amplius.co.uk)

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