



HUNTERS[®]
HERE TO GET *you* THERE

39, Greenfields Theedway, Leighton Buzzard, LU7 9SP

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Price £112,500

- TWO BEDROOM GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES and LOCAL TRANSPORT
- OVER 55 RETIREMENT RESIDENCE
- 50% SHARED OWNERSHIP
- PRIVATE GARDEN SPACE
- WELL PRESENTED THROUGHOUT

Hunters are delighted to market this two bedroom over 55's ground floor apartment, located within the Greenfields residential development and offered with NO ONWARD CHAIN.

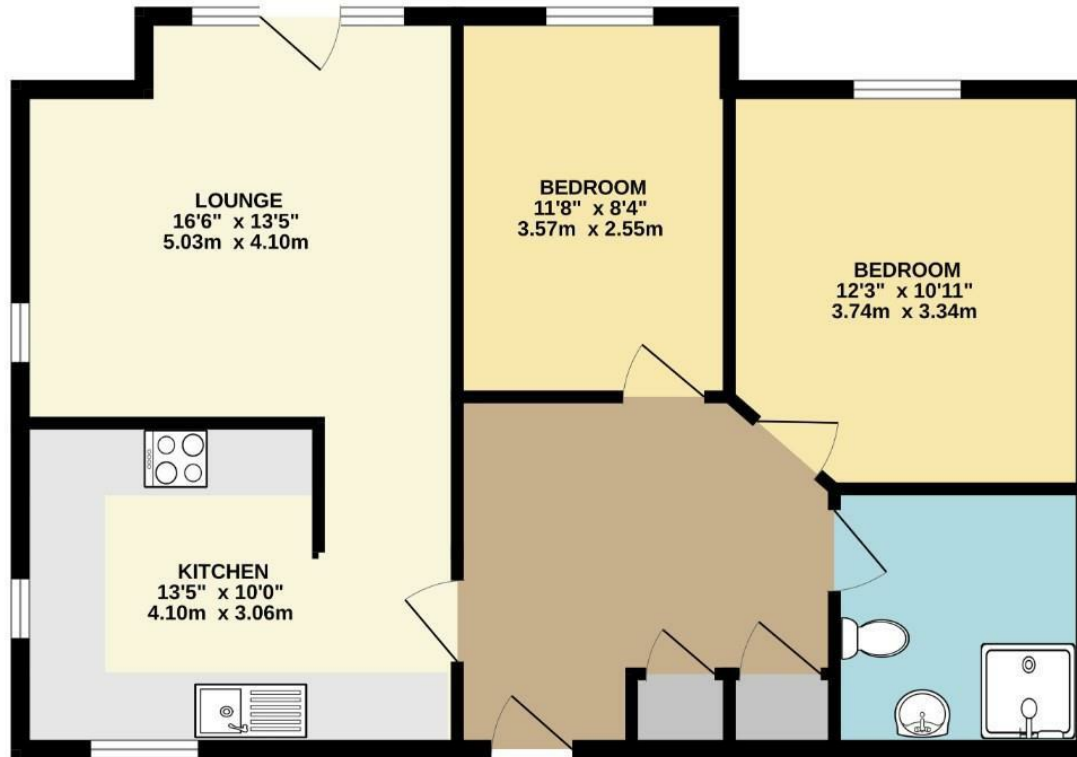
In brief this well presented apartment comprises; lounge with a patio door opening to a private courtyard, kitchen, two bedrooms and a wet room.

The wonderful property also benefits from Lounge, Restaurant open to the public, Guest facilities, Garden, Community centre, Hobby room, Activities room, Cafe/bistro, Hairdressing salon, Computer room, 2 guest rooms, parking facilities and lifts.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

Entry via solid wooden door. Fitted carpet with underfloor heating. Storage cupboards.

Lounge

Double glazed patio door to rear aspect. Double glazed windows to rear aspect. Fitted carpet with underfloor heating.

Kitchen

Dual aspect double glazed windows. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. Single bowl sink and drainer. Plumbing for washing machine and dishwasher. Electric hob with an extractor over. Electric oven. Space for a fridge-freezer. Underfloor heating.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and underfloor heating.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and underfloor heating.

Wet Room

Three piece suite comprising; walk-in shower, W/C and wash hand basin.

Shared Ownership

Through Shared Ownership you can buy up to 75% of the property, paying a low-cost rent on the remaining unpurchased 'share' of the home. What's more, your mortgage deposit is based on the value of the share you buy, not the full market value, making these homes even more affordable than buying through private sale. With resale properties, you must purchase your first share at the percentage the existing leaseholder owns or more.

Agent Notes

Shared ownership 50% (stair casing to 75% available) -

rent £343 per month.

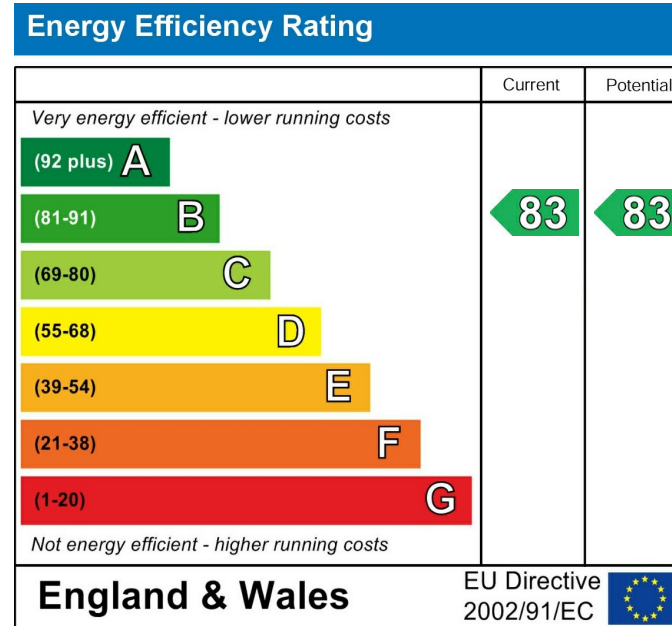
Remaining lease term: 118 years

Annual ground rent amount: £0

Ground rent review period: No ground rent until final staircasing.

Annual service charge amount: £5,204.04

Service charge review period: Annually



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





