



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Ash Grove, Leighton Buzzard

£145,000



Hunters are delighted to market a great opportunity to purchase this two bedroom first floor apartment in need of refurbishment and offered with NO UPPER CHAIN.

The property comprises; entrance hall, lounge, kitchen, two double bedrooms and a bathroom. This property also benefits from a courtyard and balcony.

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 and Pigeon Park  
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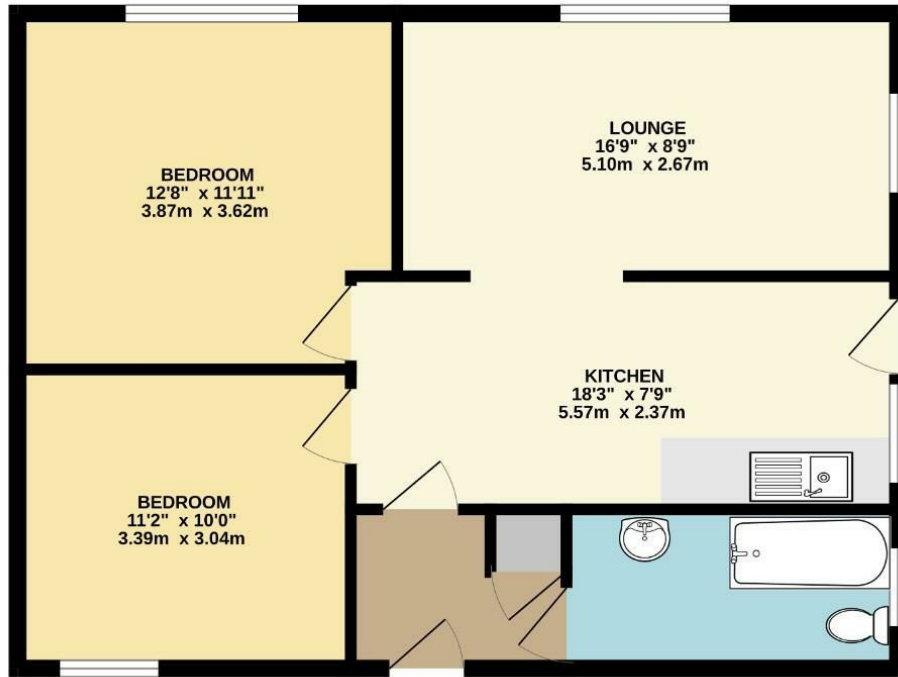
## KEY FEATURES

- TWO BEDROOM FIRST FLOOR APARTMENT
- NO UPPER CHAIN
- BATHROOM
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT
- GREAT OPPORTUNITY
- OWN PRIVATE GARDEN
- CUL DE SAC LOCATION
- BALCONY



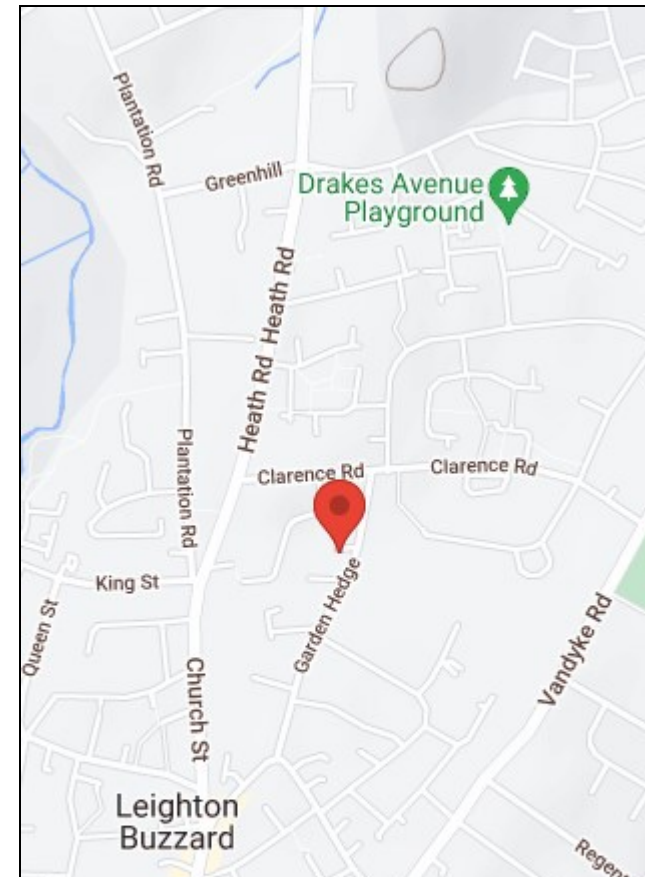


FIRST FLOOR  
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq ft. (59.7 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 error, omission or misstatement. 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
	<b>79</b>
<b>57</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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