



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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# Drakes Avenue, Leighton Buzzard

Guide Price £210,000



Hunters are pleased to offer this well presented and spacious top floor apartment, situated in the popular Heath Meadow development.

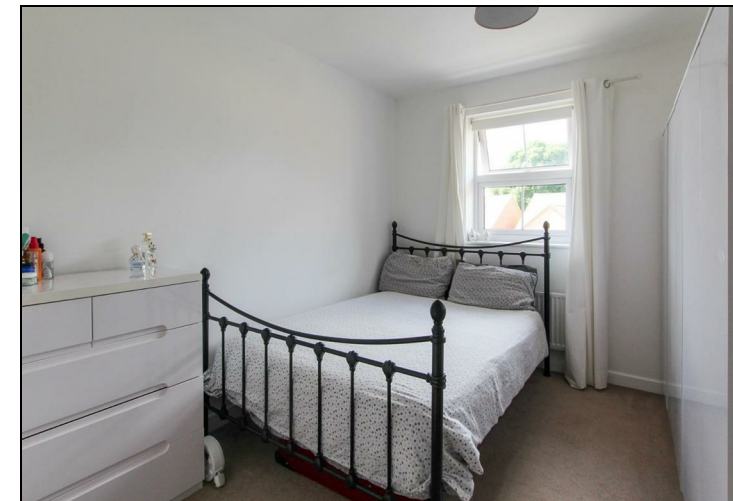
The property comprises; entrance hall with access to the loft, a dual aspect lounge/diner, fitted kitchen, main bedroom with en-suite, second double bedroom and family bathroom. The property also benefits from an allocated parking space.

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.



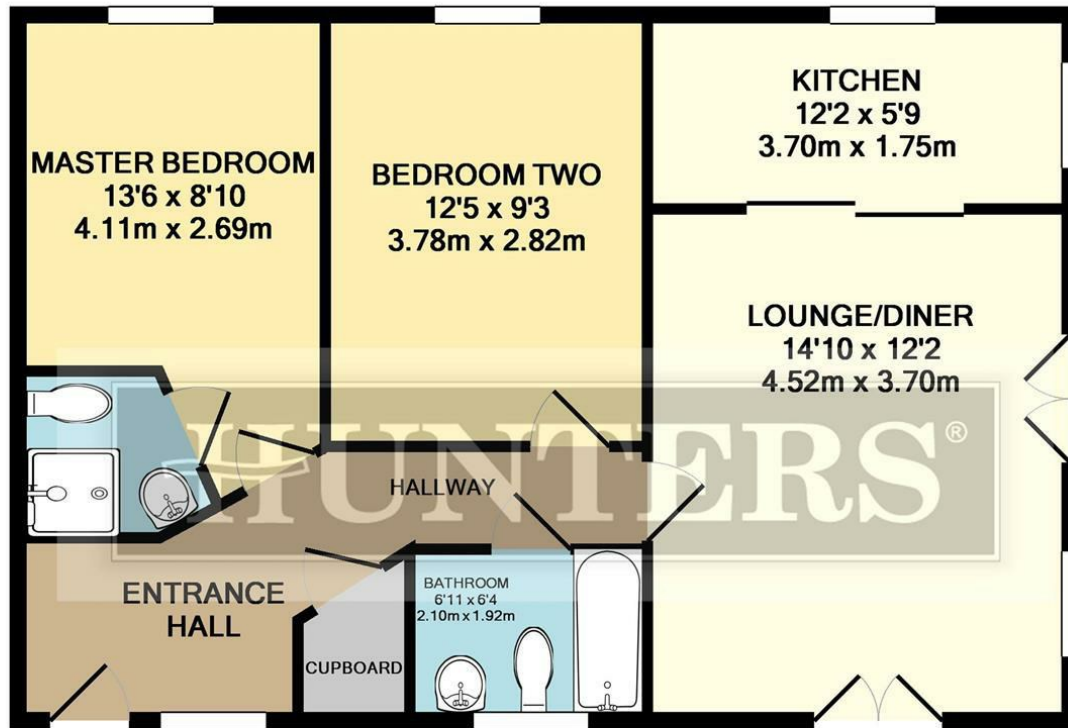
## KEY FEATURES

- TWO BEDROOM TOP FLOOR APARTMENT
  - LOUNGE/DINER
- MAIN BEDROOM WITH EN-SUITE
  - DOUBLE SECOND BEDROOM
  - FAMILY BATHROOM
  - WELL PRESENTED
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- CLOSE TO TOWN CENTRE
  - VIRTUAL TOUR





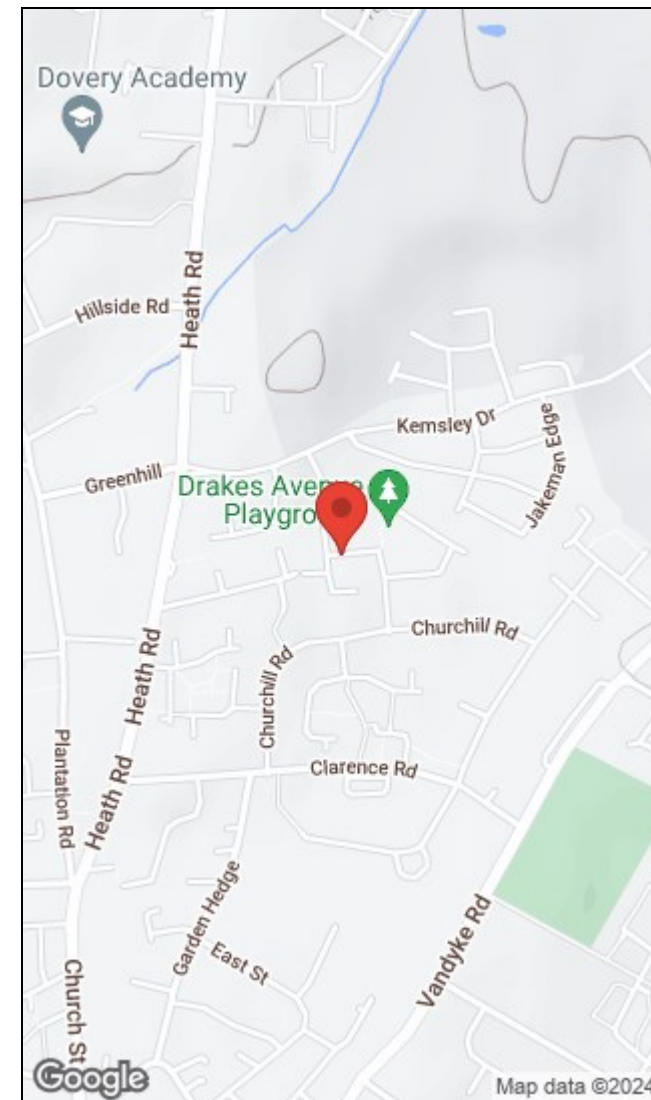




TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC