



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



# Drakes Avenue, Leighton Buzzard

£207,500



Hunters are pleased to offer this well presented and spacious top floor apartment ideal for first time buyers or investors, is situated in the popular Heath Meadow development and offered with NO ONWARD CHAIN.

The property comprises; entrance hall with access to the loft, a dual aspect lounge/diner, kitchen which has all white goods included in the sale price, main bedroom with en-suite, second double bedroom and family bathroom. The property also benefits from an allocated parking space, curtains, blinds and lampshades included.

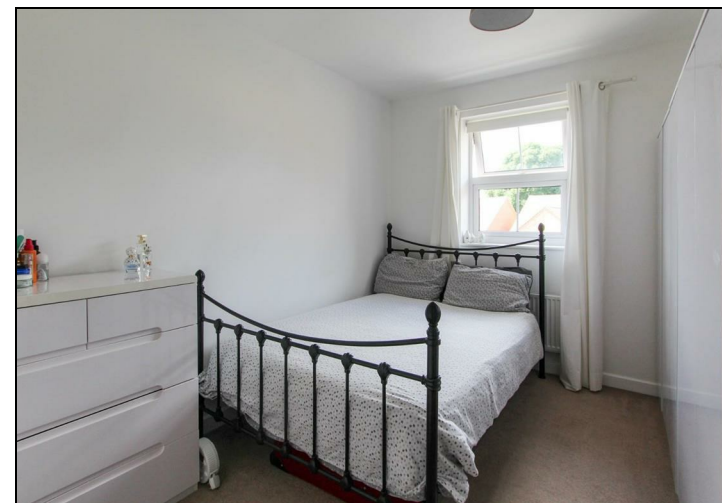
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.





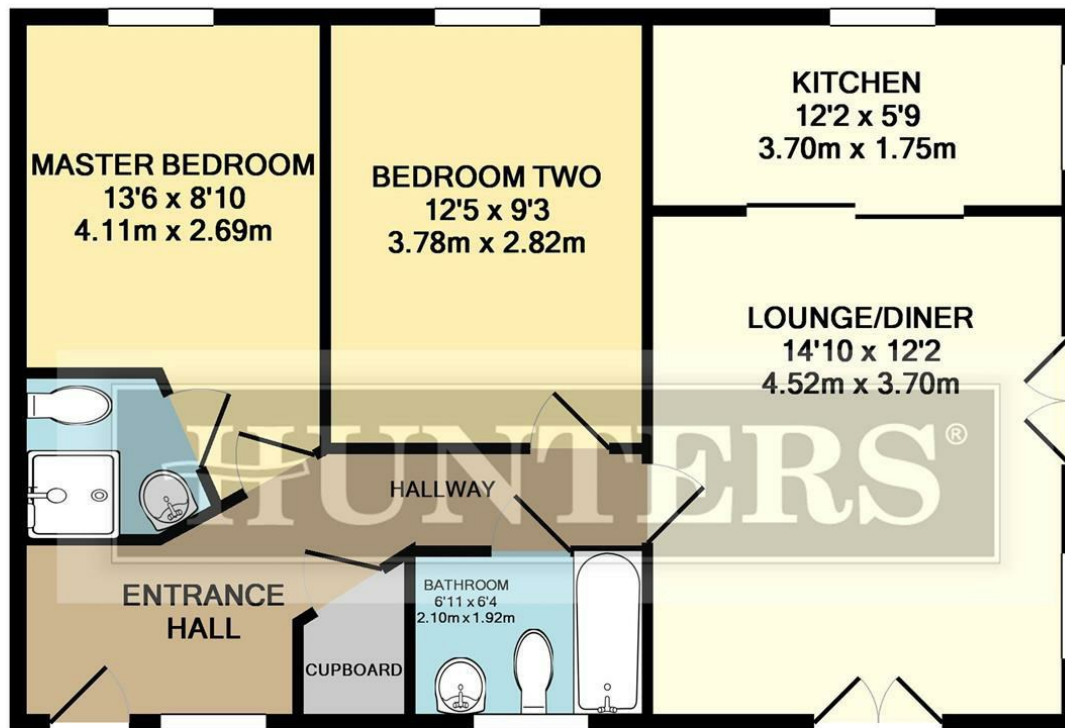
## KEY FEATURES

- 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
- NO ONWARD CHAIN





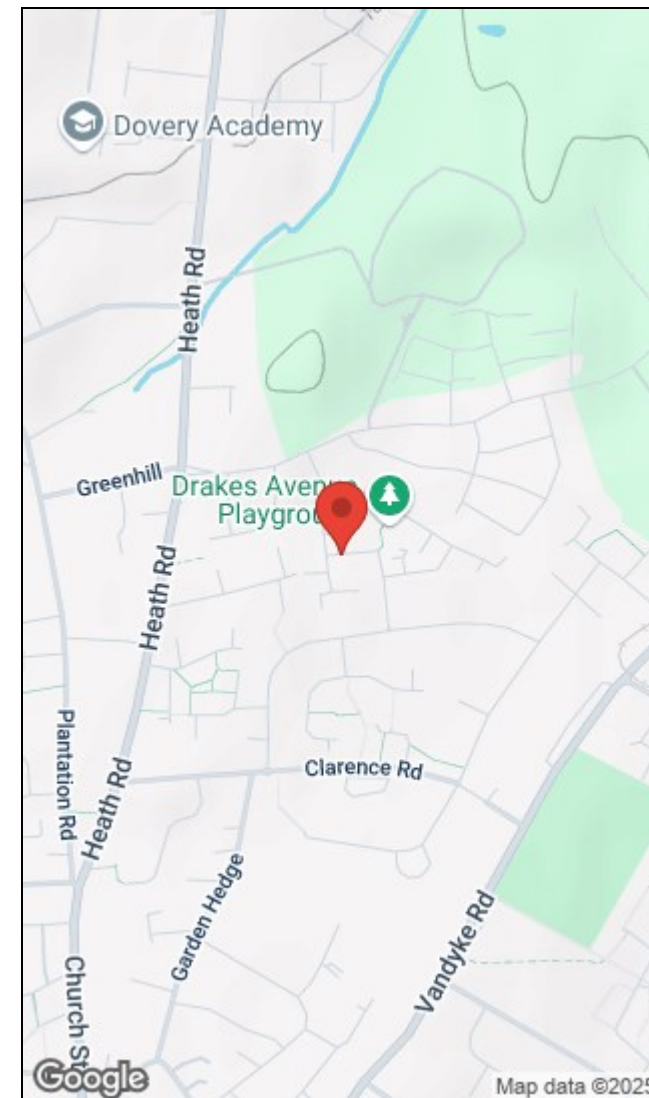




TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

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

Made with Metropix ©2019



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	