

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Billington Road

Leighton Buzzard, LU7 9HH

Guide Price £149,950



Hunters are pleased to market this well-presented one bedroom first floor flat, located within a popular area of Leighton Buzzard. NO ONWARD CHAIN and ALLOCATED PARKING.

In brief this property comprises; communal entrance hall, kitchen/living room, bedroom and bathroom. Allocated off road parking plus visitor bays.

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.



**Kitchen/Living Room**  
Entry via wooden door. Dual aspect double glazed windows. Storage cupboards. Wall and floor mounted units consisting of drawers and cupboards with a worktop over. Electric hob and oven with an extractor over. Single bowl stainless sink and drainer. Air conditioning unit.

**Bedroom**  
Double glazed window to rear aspect. Fitted carpet and electric radiator.

**Bathroom**  
Double glazed window to rear aspect. Three piece suite consisting of a bath tub with a shower over, W/C and wash hand basin.

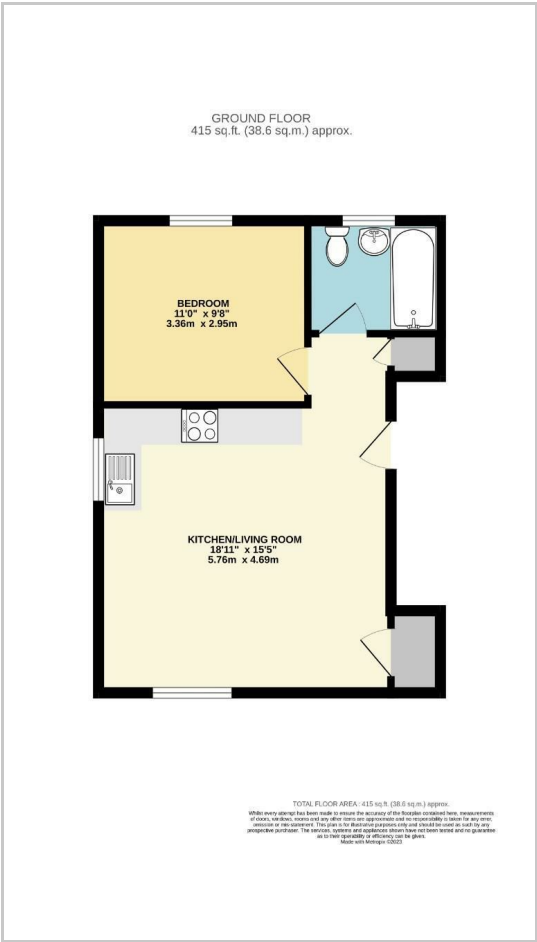
**External**  
This property also comes with allocated parking and visitor bays.

**Agent Notes**  
Service Charge £1385.30  
Lease length 125 years from 2015

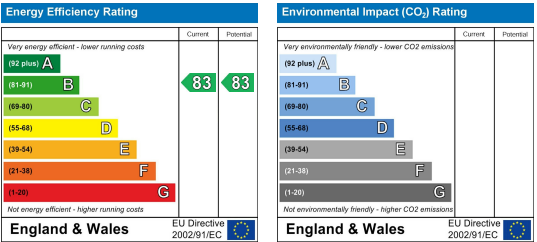
Area Map



Floor Plans



Energy Efficiency Graph



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.

**THINKING OF SELLING?** 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.

11 Bridge Street, Leighton Buzzard, LU7 1AH  
Tel: 01525 300899 Email: leightonbuzzard@hunters.com <https://www.hunters.com>