



**Greenfields, Theedway, Leighton Buzzard**  
LU7 9SP

**£130,000**





# Theedway, Leighton Buzzard

## DESCRIPTION

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

In brief this well presented apartment comprises; entrance hall, lounge with a patio door opening to a 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.



# ROOMS

Entrance Hall  
Entrance via wooden door. Fitted carpet. Underfloor heating. Two storage cupboards.

Lounge  
Fitted carpet. Underfloor heating. Double glazed door to courtyard. Double glazed window to rear aspect.

Kitchen  
A range of wall and base units with worktop over. Stainless steel sink with drainer. Integrated oven with four ring electric hob and extractor above. Space for freestanding fridge/freezer, washing machine and dishwasher. Vinyl flooring. Window to communal hall.

Bedroom One  
Fitted carpet. Underfloor heating. Double glazed window to rear aspect.

Bedroom Two  
Fitted carpet. Underfloor heating. Double glazed window to rear aspect.

Wet Room  
Shower. Wash hand basin. W.C. Part tiled walls. Shaver point. Underfloor heating.

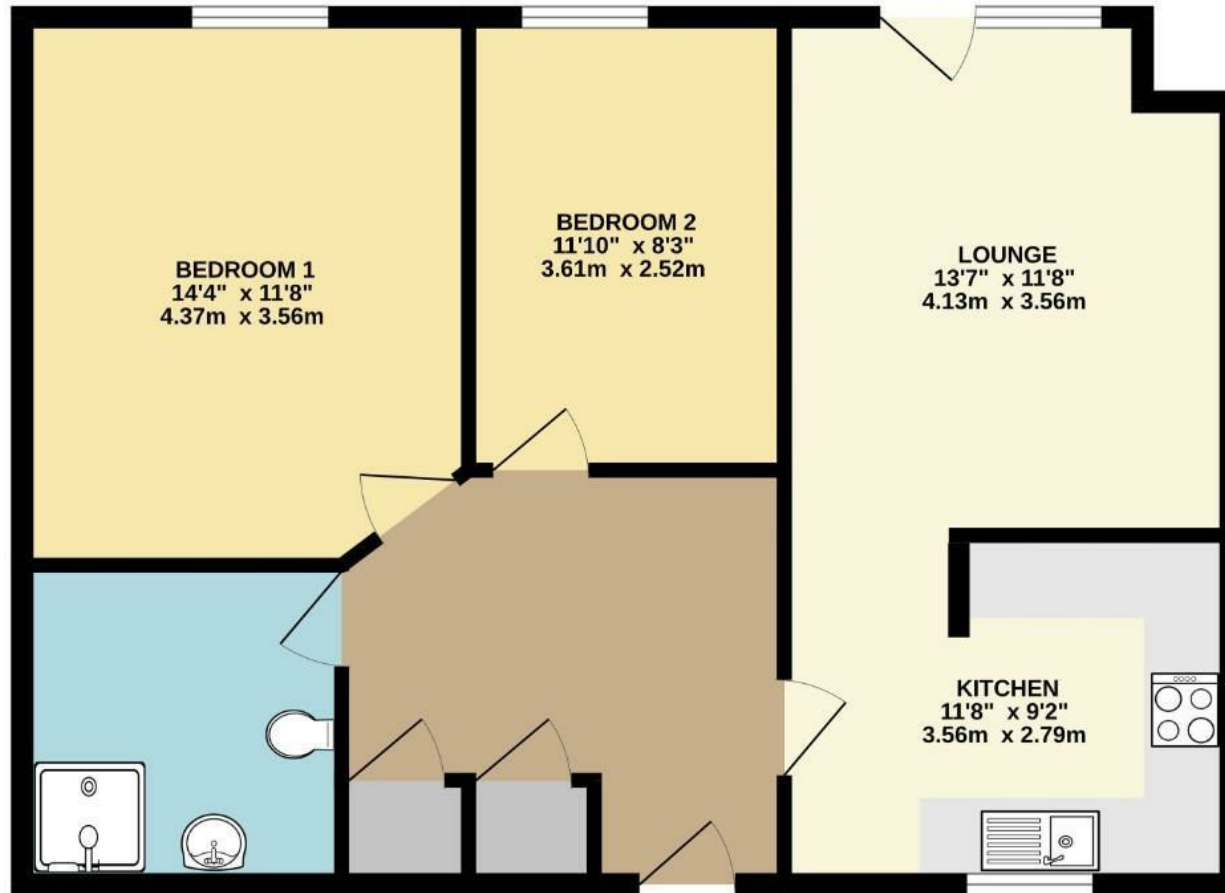
Courtyard  
Paved patio seating area.

Agent Notes  
Shared ownership 50% (staircasing to 75% available)  
- rent £323.07 per month.  
Remaining lease term: 117 years  
Annual service charge amount: £1,878  
Service charge review period: Annually



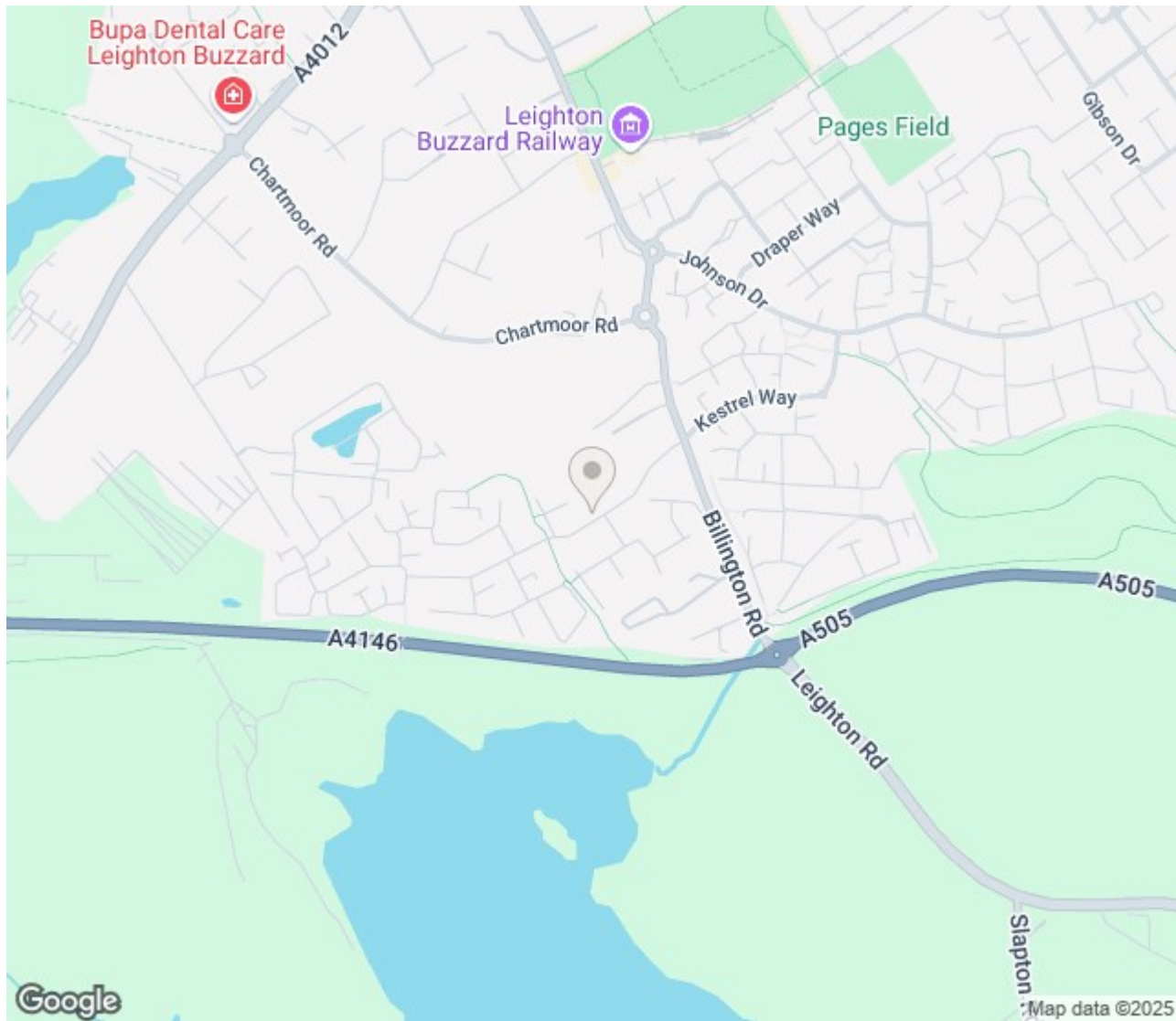


GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

