



**Dudley Street, Leighton Buzzard**  
LU7 1SE

**Offers In Excess Of**  
£125,000





# Dudley Street, Leighton Buzzard

Nestled in the charming area of Dudley Street, Leighton Buzzard, this recently renovated ground floor duplex apartment offers a delightful blend of modern comfort and classic elegance. With a spacious living room, the property boasts high ceilings, creating an airy atmosphere, complemented by a beautiful bay window that floods the space with natural light. The newly fitted kitchen allows for plenty of storage too.

To the lower ground floor, the apartment features one well-appointed bedroom, providing a peaceful retreat for rest and relaxation. The bathroom is tastefully designed. Additionally, the property includes a convenient cloakroom, enhancing the properties overall functionality.

One of the standout features of this apartment is the absence of a service charge, making it an attractive option for those seeking a cost-effective or buy to let option. The boiler, installed two years ago, ensures efficient heating and peace of mind being under warranty.

The property further benefits from no onward chain, an outside tap, outside storage cupboard and parking.

Located within a stone throw of Leighton Buzzard high street, this property benefits from a vibrant community and excellent local amenities. You will find a variety of shops, cafes, and parks within easy reach. Additionally, the area boasts great transport links, ensuring that commuting to nearby towns and cities is extremely convenient.

NB: Under Section 21 of the Estate Agents Act of 1991, we disclose that the vendor is an employee of Hunters Estate Agents.



# ROOMS

Entrance Hall  
Entrance via wooden door. Vinyl tiled flooring. Radiator.  
Stairs leading to lower floor.

Cloakroom  
White two piece suite comprising; W.C. Wash hand basin. Vinyl tiled flooring. Radiator.

Lounge  
Fitted carpet. Two radiators. Storage cupboard. Bay window with double glazed windows to front aspect.

Kitchen  
A range of wall and base units with worktop over. Stainless steel sink with drainer. Tiled splashback. Integrated oven with four ring gas hob and extractor above. Space for freestanding fridge/freezer and washing machine. Wall mounted boiler in enclosed cupboard. Laminate flooring. Radiator. Double glazed window to rear aspect.

Downstairs Landing  
Fitted carpet. Radiator.

Bedroom  
Fitted carpet. Radiator. Double glazed window to rear aspect.

Bathroom  
White three piece suite comprising; Panelled bath with shower over and glass shower screen. Wash hand basin. W.C. Concealed macerator. Chrome heated towel rail. Tiled flooring.

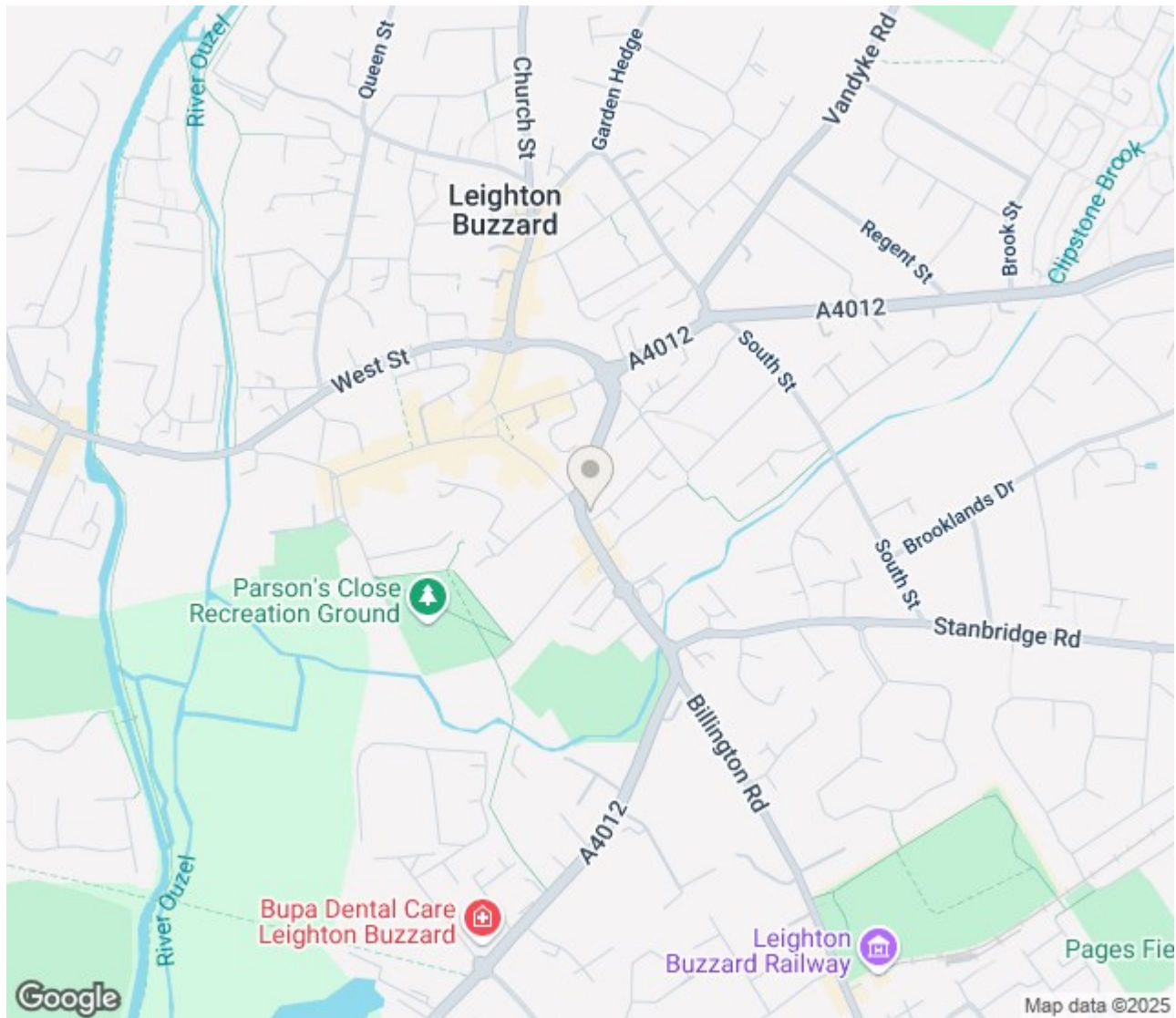
Courtyard  
Enclosed with gate. Paved patio. Outside tap. Door to storage cupboard.

Parking  
Allocated parking space.

Agent Notes  
Lease remaining - 111 years.  
Ground rent - £250 per annum.  
Service charge - nil







### 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.

## ENERGY PERFORMANCE CERTIFICATE

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>	77	78
(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	