

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Room Four 48 Albany Road

, Leighton Buzzard, LU7 1NS

£675 Per Calendar Month



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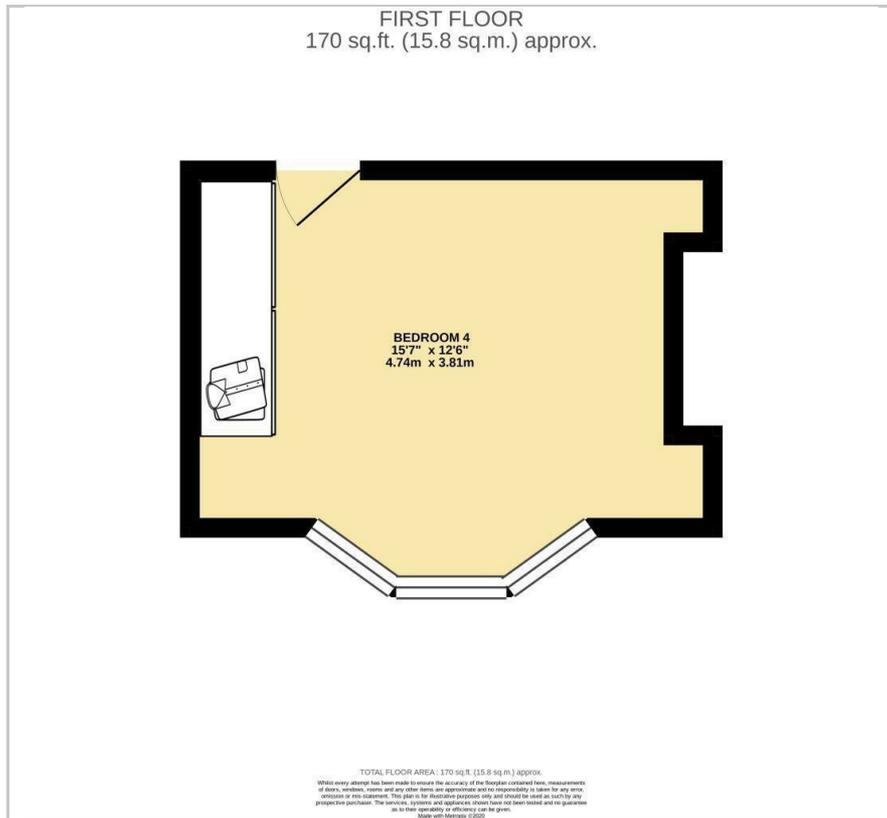
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Council Tax:

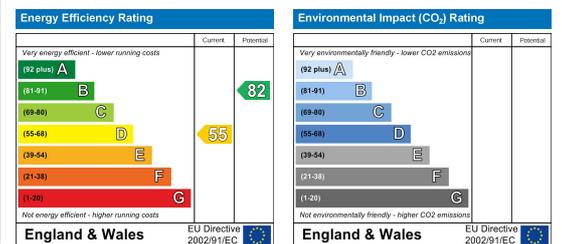
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- ROOM TO RENT
- SHARED USE OF GARDEN
- INCLUSIVE OF BILLS
- ON ROAD PARKING



\*\*\*\*Please email in to arrange a viewing\*\*\*\*

Hunters are please to offer to the lettings market this double furnished room within a shared house in the popular town of Leighton Buzzard, close to local shops and convenient location for the Train station.

## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.