



**Plum Tree Lane, Leighton Buzzard**

LU7 1HY

**£165,000**



**HUNTERS®**  
HERE TO GET *you* THERE



# Plum Tree Lane, Leighton Buzzard

## DESCRIPTION

Offered with no onward chain and located on Plum Tree Lane in Leighton Buzzard, this ground floor apartment presents an excellent opportunity for those seeking a comfortable living space in a convenient location. Boasting two spacious double bedrooms, this property is ideal for first time buyers or investors.

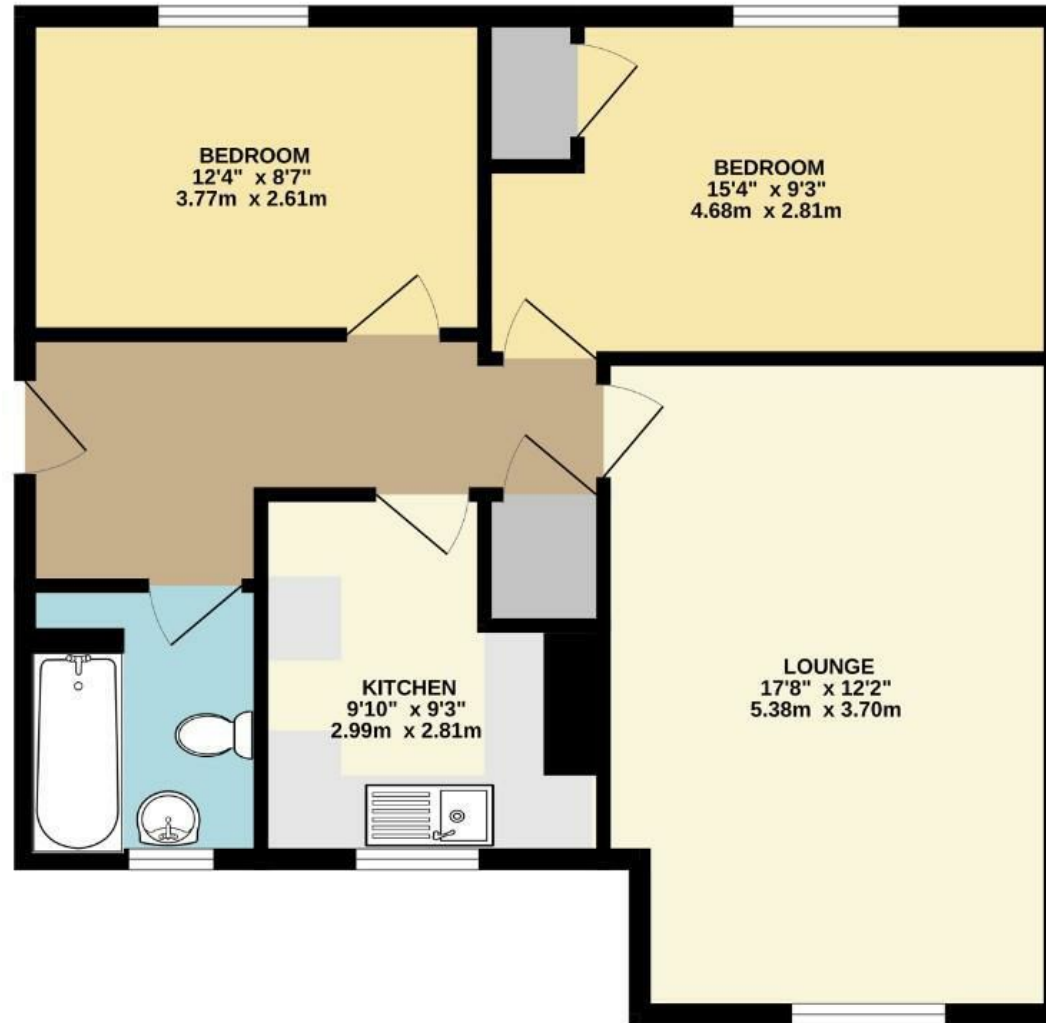
Upon entering, you will find an entrance hall, generous-sized lounge, kitchen, two bedrooms and a family bathroom. While the property is in need of some updating, it presents a blank canvas for you to create your dream home.

Situated close to the town centre, you will have easy access to a variety of local amenities, including shops, cafes, and parks, making it an ideal spot for those who appreciate the vibrancy of community life.

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.

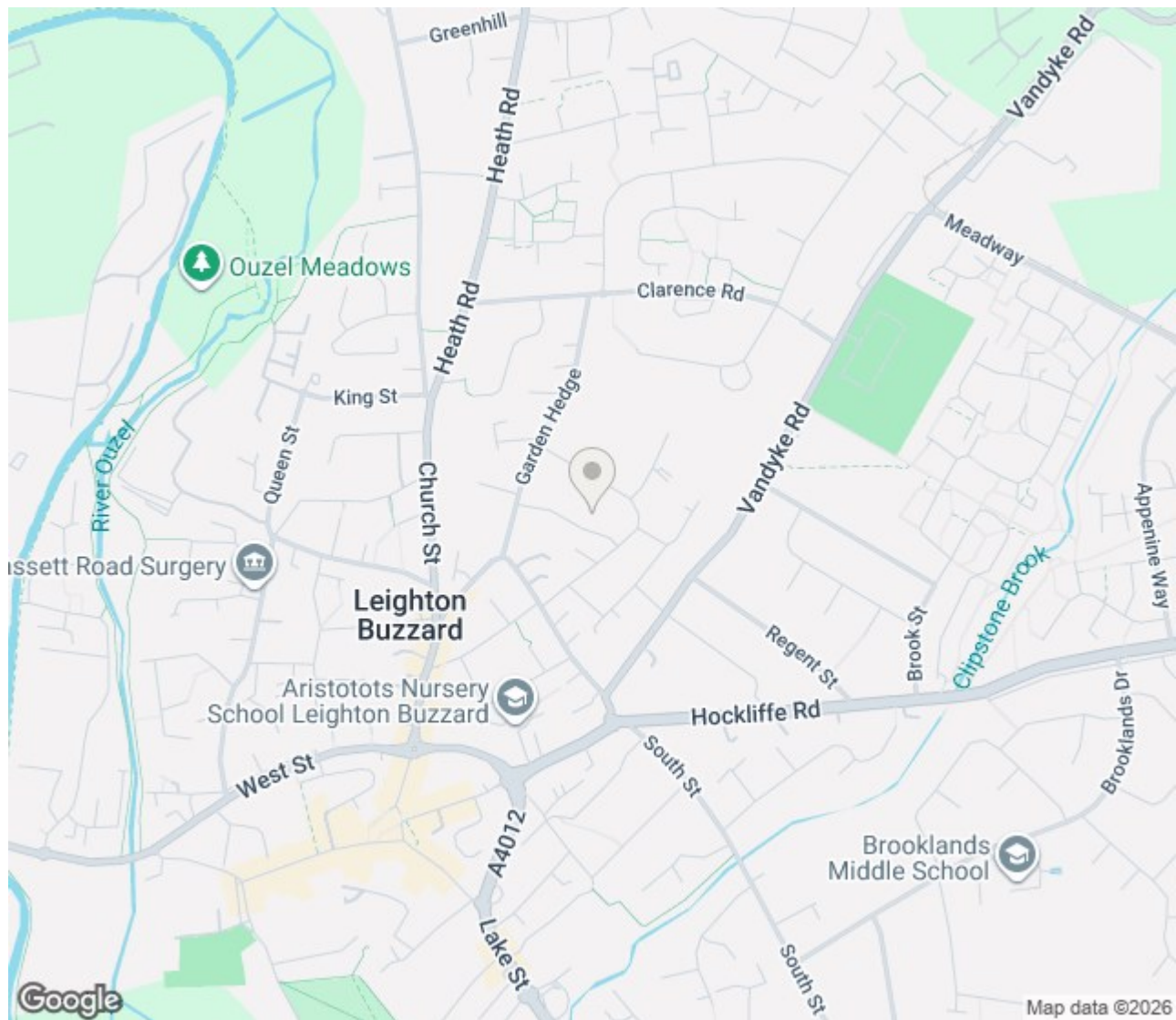


GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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### 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>	<b>71</b>	<b>76</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	