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Apple Tree Close Linslade Leighton Buzzard

- Few minutes walk to the train station
- Refitted bathroom
- Modern kitchen
- Beautifully presented throughout
- Close by to shops and countryside walks
- Stone`s throw from The Hare Public House

Price £165,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
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Situated just a few minutes walk of the main line train station is this beautifully presented, first floor apartment boasting light and airy accommodation including a modern kitchen, renovated bathroom and generous double bedroom! Further benefits include allocated parking and communal grounds.

This apartment really does offer the perfect location being situated within walking distance of; train station, countryside walks, shops and the recently reopened The Hare Public House!

The property itself is very well presented throughout, having been much improved by the current owner.

The entrance hall provides doors to all rooms, plus there is a storage cupboard and airing cupboard.

There is a generous double bedroom with two windows overlooking the communal grounds. The bedroom boasts a range of free standing wardrobes which may be left for a buyer should they be interested.

The bathroom has been refitted with a modern, white suite comprising; WC, hand basin with storage beneath and a bath with shower above. Partly tiled walls.

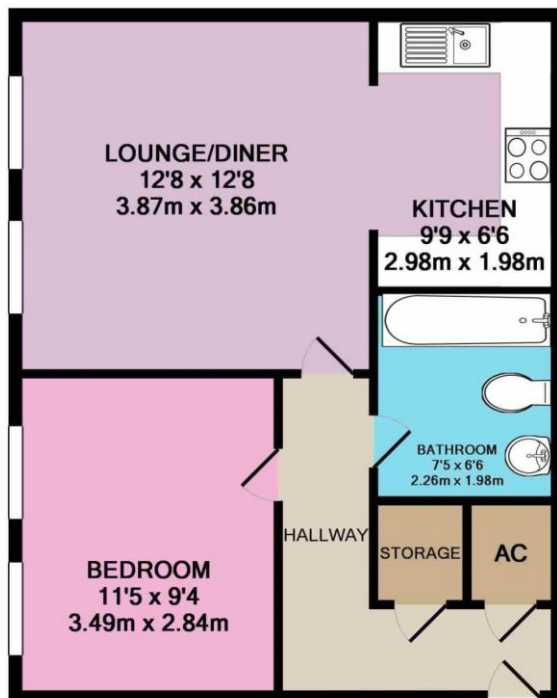
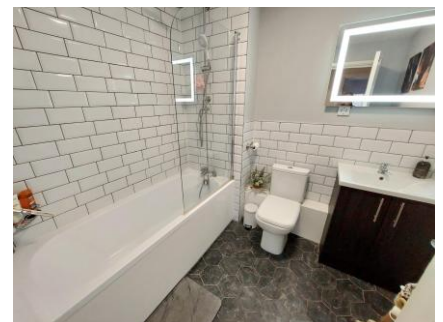
The living room is light and spacious with two windows allowing for plenty of natural light. The living area is open plan to the kitchen.

The kitchen is fitted with a range of modern units with worktops above and a sink and drainer unit. There is a built in oven with electric hob above and spaces for a fridge/freezer and washing machine.

Parking and communal grounds: There is an allocated parking space along with communal grounds mostly laid to lawn.

Lease info: The owner advises us that there are 91 years remaining on the lease. The service charge is £2400 yearly (paid every 6 months) and the ground rent is £40 per annum (paid at the start of the year).

General: Leasehold, Central Beds Council, electric and water connected, council tax band: B, EPC: C.



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