



**School Lane, Eaton Bray, LU6 2HQ**  
**Asking price £200,000**

**Sears & Co**  
estate & letting agents

A rarely available one bedroom DUPLEX maisonette with accommodation spanning in excess of 750 SQFT situated in this popular position on Old School Court in the village of Eaton Bray. The property is accessed via a private front door and the layout is arranged with an 18FT kitchen/dining room, living room, double bedroom and a bathroom. Externally the property further benefits from an allocated parking space. Council tax band C.

### Double Glazed Front Door

### Entrance Area

Tiled flooring. Stairs rising to the first floor accommodation.

### Kitchen/Dining Room

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Free standing range oven, washing machine and fridge/freezer. One and a half bowl stainless steel sink and drainer unit with mixer tap. Tiling to splash back areas. Tile effect flooring. Recessed down lighting. Electric heater. Under stairs storage cupboard. Stairs rising to the second floor accommodation. Access to the living room.

### Living Room

Double glazed window. Electric storage heater. Recessed down lighting.

### Landing

Double glazed window. Access to the loft. Electric heater. Access to the bedroom and bathroom.

### Bedroom

Double glazed window. Electric heater. Wood effect flooring. Storage cupboard.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to

include a shower bath with glass screen and shower over, pedestal wash hand basin and a low level w/c. Electric towel rail. Tiled flooring. Recessed down lighting. Extractor fan. Airing cupboard.

### Externally

An allocated parking space.

### Lease & Service Charges

The owners have advised that the property has approximately 90 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £207.50 per year and service charges in the region of £796.40 every 12 months. This information should be verified with a solicitor prior to any exchange of contracts.

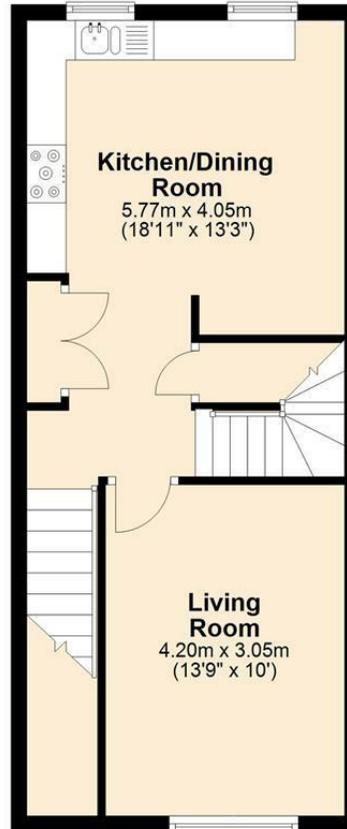


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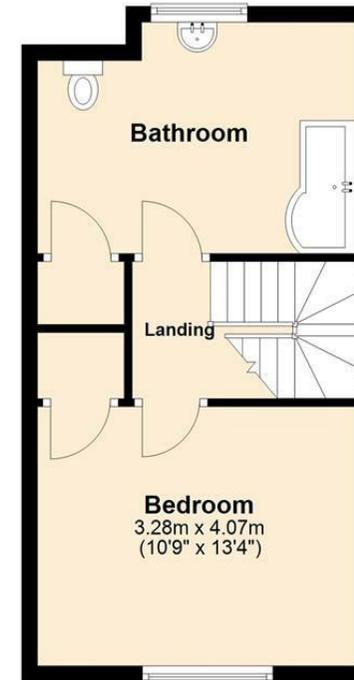
### First Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



### Second Floor

Approx. 32.5 sq. metres (349.3 sq. feet)



### Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 73.2 sq. metres (787.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

