



Connells

Midsummer Place Heath Road
Leighton Buzzard

Midsummer Place Heath Road Leighton Buzzard LU7 3AZ

for sale offers in excess of
£200,000



Property Description

We are pleased to market this two bedroom upper floor apartment with en-suite, offered for sale with NO UPPER CHAIN in a highly desirable location on Heath Road with ALLOCATED PARKING to the rear.

This property is in great condition and has recently had the shower refitted in the en-suite. Neutral décor greets you throughout with easy to clean laminate flooring in the main areas.

Due to its location, we are confident in saying this property is walking distance to the train station, as well as shops and amenities. Leighton Buzzard is alive with activities including the market on a Tuesday and a Saturday, there are also community activities such as the Leighton-Linslade Helpers and an amateur theatre group.

Agents Note

PLEASE NOTE
Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an employee of Connells Estate Agents.

Entrance Hall

Airing cupboard. Radiator. Baxi boiler. Laminate flooring.

Lounge

15' 8" max x 15' 7" max (4.78m max x 4.75m max)
Double glazed window to front. 2 radiators. Laminate flooring.

Kitchen

11' 6" x 5' 11" (3.51m x 1.80m)
Velux window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. 1.5 bowl stainless steel sink and drainer. Space for fridge freezer. Gas hob with cooker hood over. Electric oven. Plumbing for washing machine. Tiled flooring.

Bedroom One

14' x 11' 7" (4.27m x 3.53m)
Restricted head height. Double glazed window to rear. Radiator. Carpeted flooring. Loft hatch storage.

En-Suite To Bedroom One

Restricted head height. Double glazed window. Shower cubicle. WC. Wash hand basin with tiled splashback. Radiator. Extractor fan. Tiled flooring.

Bedroom Two

9' 7" x 7' 11" (2.92m x 2.41m)
Double glazed window. Radiator. Carpeted flooring.

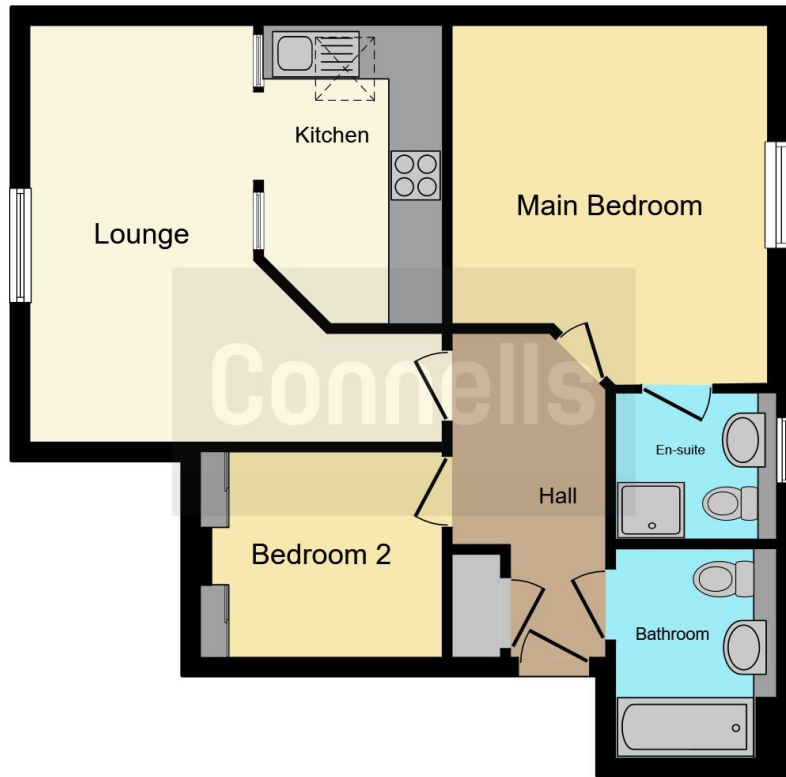
Bathroom

Bath with power shower over. Wash hand basin in vanity unit. WC. Shaver socket. Radiator. Extractor fan. Tiled flooring.

Parking

1 allocated space. There is communal parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

view this property online connells.co.uk/Property/LBC310829

This is a Commonhold property. As a Unit Holder there is entitlement to be a member of a Commonhold Association and rights and obligations apply. Please contact the branch or your legal representative for more details.



Tenure: Commonhold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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