



Connells

Augustus Road
Hockliffe Leighton Buzzard

Augustus Road Hockliffe Leighton Buzzard LU7 9NS

for sale
£180,000



Property Description

This two-bedroom maisonette offers a fantastic opportunity for renovation, perfect for those looking to add value or create a home tailored to their tastes. Spread over two floors, the property features a spacious living area, a separate kitchen, and two well-proportioned bedrooms. Outside the property benefits from allocated parking and a serene setting lying beside Clipstone brook.

One of the best features of this property is its low cost and long lease. The Ground rent is less than £80 per annum and with no service charge this really sets this apartment apart from the rest. The lease has over 95 years remaining.

Augustus road is a quiet cul de sac that lies off the A5, perfect for commuters looking to connect to Milton Keynes or South via the M1 to Luton airport in less than 20 mins or further to London.

The kitchen and bathroom would benefit from refurbishment, and general maintenance is needed to bring the property up to a high standard. With the right vision and improvements, this maisonette could become a stylish and comfortable home or an excellent investment opportunity.

Entrance Hall

Storage cupboard with plumbing for a washing machine. Radiator.

Lounge

14' 9" max x 12' 9" max (4.50m max x 3.89m max)
Single glazed window. Radiator. Laminate flooring. Feature fireplace.

Kitchen

7' 3" x 5' 11" (2.21m x 1.80m)
Fitted kitchen with wall and base units. Stainless steel sink and drainer. Plumbing for washing machine or Dish washer or space for a tumble dryer. Integrated fridge. Electric hob. Electric oven. Slate tile floor.

Bedroom Two

9' 7" max x 9' 6" max (2.92m max x 2.90m max)
Single glazed window. Walk in wardrobe. Radiator. Laminate flooring. Storage.

Landing

Loft access. Laminate flooring.

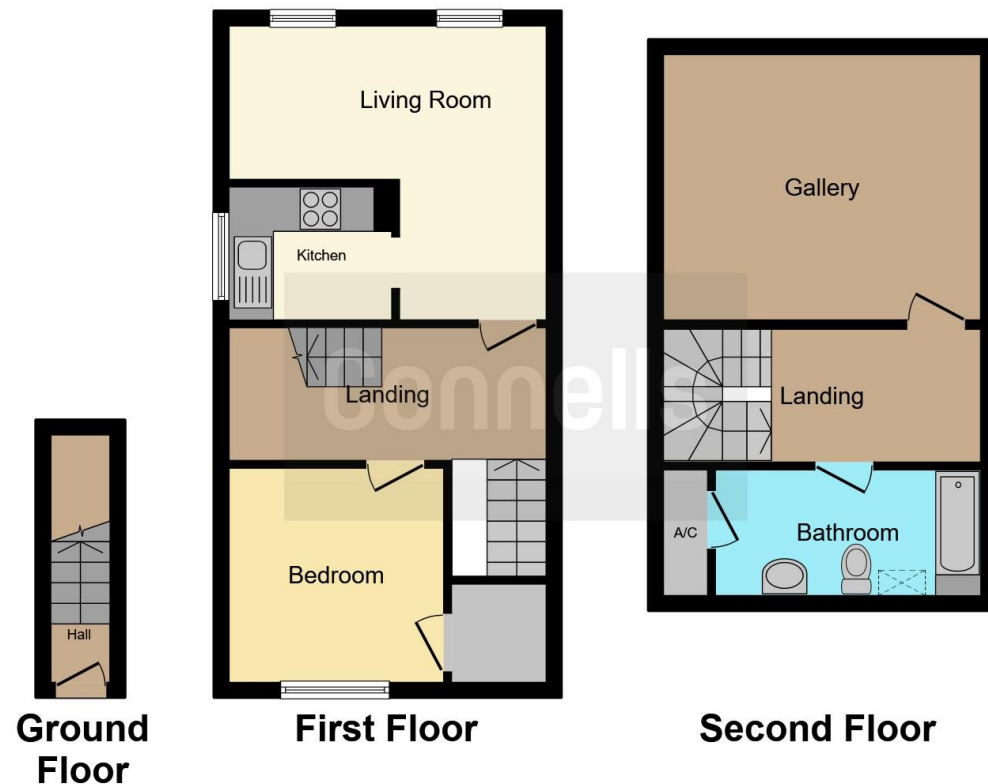
Bedroom One

12' 10" x 10' 11" to banister (3.91m x 3.33m to banister)
Velux window. Walk in wardrobe. Wooden flooring. Mezzanine balcony.

Bathroom

Two Velux windows. Bath with newly refitted electric shower over. Wash hand basin. WC. Airing cupboard. Radiator. Tiling to water sensitive areas.





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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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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.

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