



Connells

Grovebury House Grovebury Road
Leighton Buzzard

Grovebury House Grovebury Road Leighton Buzzard LU7 4SQ

for sale
£170,000



Property Description

Inviting one-bedroom ground floor maisonette offering spacious living accommodation, complemented by low charges and a generous lease. Enjoy the luxury of private parking and the serenity of communal gardens in this well-maintained property.

Situated close to town and conveniently located within two miles of the train station according to Google Maps, this residence combines comfort and convenience seamlessly. An excellent opportunity for those seeking an affordable home with enduring value.

Entrance Hall

Cupboard. Radiator. Laminate flooring.

Kitchen/ Lounge

15' 8" x 13' 11" (4.78m x 4.24m)
Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Electric hob with cooker hood over. Electric oven. Radiator. Stainless steel sink and drainer. French doors to garden. Laminate flooring.

Bedroom

14' 8" x 11' 11" (4.47m x 3.63m)
Duel aspect double glazed window. 2 radiators. Cupboard housing boiler. Laminate flooring.

Bathroom

Double glazed window. Shower cubicle. Heated towel rail. Extractor fan. Wash hand basin in vanity unit. Laminate flooring.

Parking

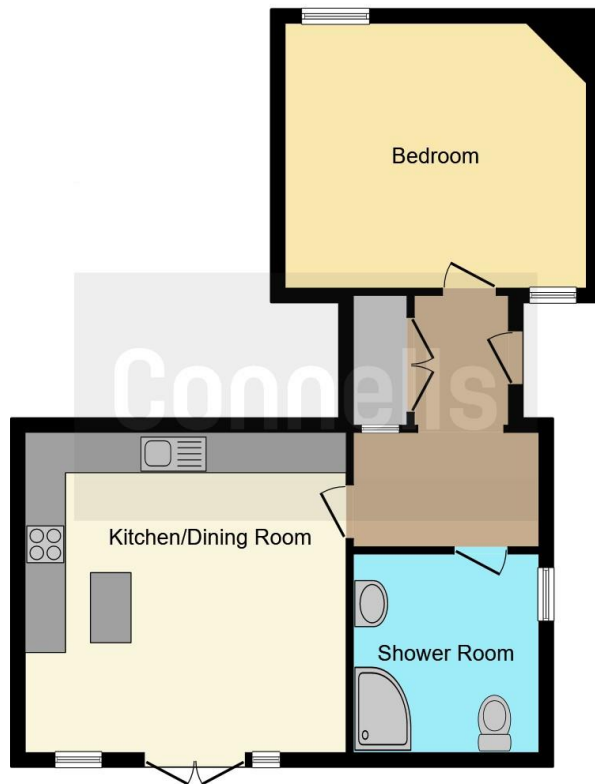
Private parking.



Communal Garden

Large communal garden mainly laid to lawn. Wooden panelled fencing. Brick built sheds. Mature trees and shrubs.





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: D

view this property online connells.co.uk/Property/LBC311215

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Apr 2003. 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.

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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Property Ref: LBC311215 - 0004