



Connells

Grasmere Way
Leighton Buzzard

Grasmere Way Leighton Buzzard LU7 2QL

for sale
£250,000



Property Description

Located in Linslade, sought after for its proximity to the train station that links to London Euston in as little as 30 minutes, is this well presented three-bedroom apartment offers stylish and modern living throughout. The property boasts an impressive open plan living and kitchen area, ideal for both relaxing and entertaining.

The spacious master bedroom benefits from a private en suite, while two further bedrooms provide flexible accommodation for family, guests, or home working. A contemporary family bathroom completes the layout.

Additional features include an extended lease and convenient car port parking. With a bright and airy feel, and finished to a high standard, this apartment presents an excellent opportunity for first-time buyers, investors, or those looking to downsize in comfort.

Lounge/ Kitchen/Diner

21' 3" max x 13' 7" max (6.48m max x 4.14m max)
Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Integrated electric hob and oven with cooker hood over. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Breakfast bar. Luxury tiled flooring.

Bedroom One

13' 3" x 9' 10" (4.04m x 3.00m)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.97m)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

12' 4" max x 9' 9" max (3.76m max x 2.97m max)
Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom Three

Wash hand basin in vanity unit. WC. Shower cubicle. Radiator.

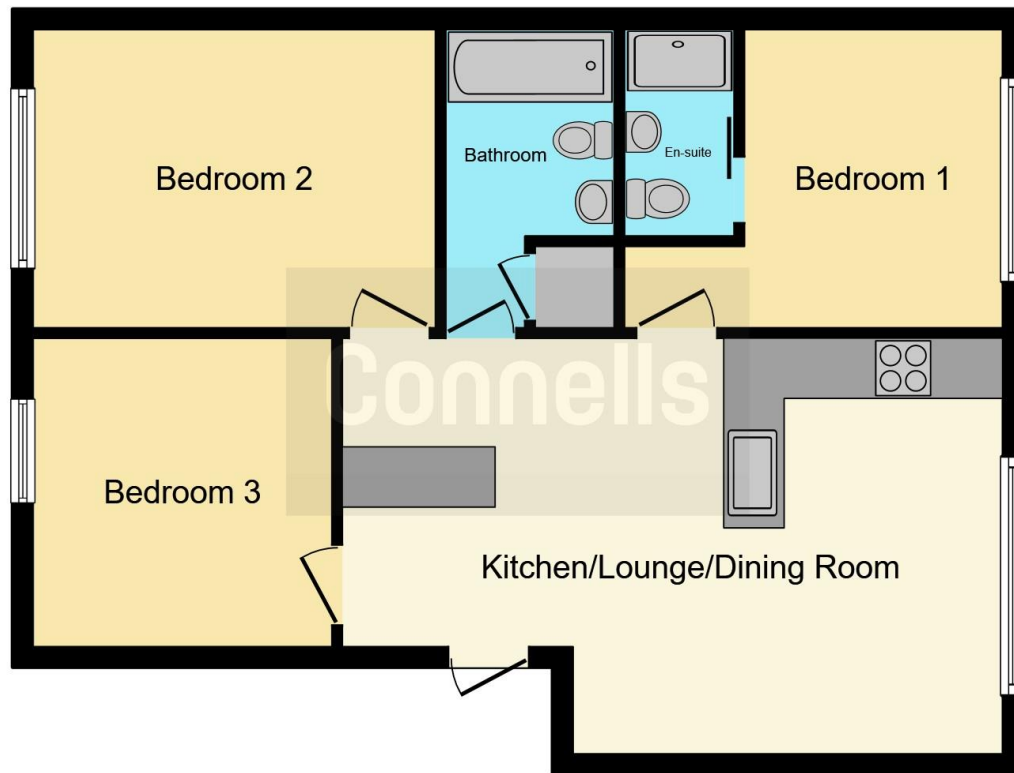
Bathroom

Wash hand basin in vanity unit. WC. Bath with shower over and glass shower screen. Tiling to water sensitive areas. Storage.

Parking

One allocated carport parking space.





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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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: E Council Tax
 Band: B

Service Charge:
 1050.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311246

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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