



Connells

Dudley Street
Leighton Buzzard



Property Description

Ideally located close to the town centre, this immaculately presented one bedroom ground floor maisonette offers stylish and convenient living, perfect for first-time buyers, downsizers, or investors alike.

The property features a refitted kitchen and modern bathroom, both finished to a high standard, along with a bright and comfortable living area and a well-proportioned double bedroom. Neutral décor throughout gives a fresh, contemporary feel and makes the home move-in ready.

Further benefits include an allocated parking space, gas central heating, and an extended lease, providing peace of mind for years to come.

Situated in a well-maintained development within easy reach of shops, restaurants, and transport links, this fantastic home combines quality, comfort, and location.

Early viewing is highly recommended.

.Kitchen

Composite front door. Double glazed window. Fitted kitchen with wall and base units. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Induction hob. Electric oven. Luxury vinyl tiled flooring.

Lounge

11' max x 12' 11" (3.35m max x 3.94m)
Double glazed window. Radiator. Telephone point. Luxury vinyl tiled flooring

Bedroom

10' 5" max x 10' 4" into bay (3.17m max x 3.15m into bay)
Double glazed bay window. Radiator. Luxury vinyl tiled flooring,

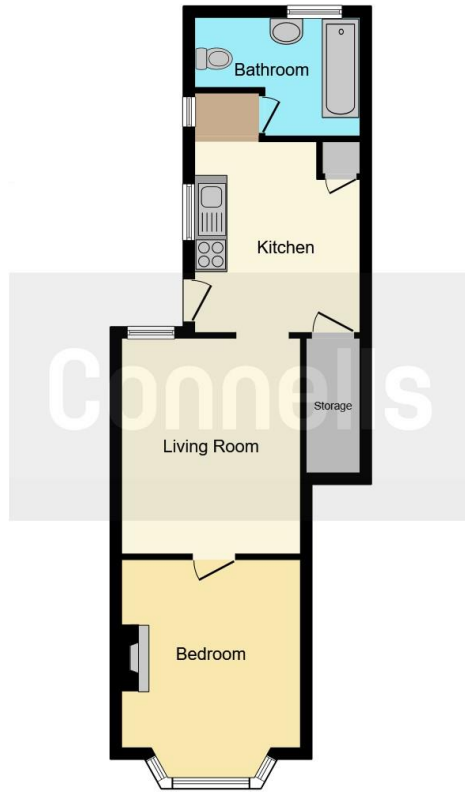
Bathroom

Double glazed window. WC. Wash hand basin. Rolled top bath with shower over. Extractor fan. Radiator. Luxury vinyl tiled flooring.

Parking

Allocated 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: A

Service Charge: 392.00 Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311304

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984. 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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