



**The Courtyard, Rock Lane Farm, Liscombe Park, Soulbury,
Leighton Buzzard, LU7 0GY**

welcome to

The Courtyard, Rock Lane Farm, Liscombe Park, Soulbury, Leighton Buzzard

**** TWO BEDROOM SPLIT LEVEL EXECUTIVE APARTMENT ** TWO EN-SUITES ** LOUNGE WITH VAULTED CEILING ** KITCHEN/DINER ** EXCLUSIVE DEVELOPMENT ** TWO OFF ROAD PARKING SPACES**

Communal Entrance Hall

Double glazed door to the front and stairs to the first floor.

Entrance Hall

Door to the front, wood effect flooring, spotlights and radiator. Doors to the lounge and bedroom two, Arch to lower level.

Lounge

17' 7" x 14' 2" (5.36m x 4.32m)

TV point, telephone point, vaulted ceiling, wood effect flooring and two radiators.

Bedroom Two

10' 11" x 10' 9" (3.33m x 3.28m)

Built-in cupboard, radiator and double glazed window to the front.

En-Suite

Fully tiled with wash hand basin, WC and shower cubicle. Heated towel rail, shaver point and ceramic tiled flooring. Double glazed window to the front.

Lower Level

Bedroom One

19' 7" into bay x 13' 7" max (5.97m into bay x 4.14m max)

Built-in wardrobes, Internet point, spotlights and radiator. Double glazed window to the side.

En-Suite

Partially tiled with wash hand basin, WC, bath and shower. Spotlights and shaver point.

Cloakroom

Wash hand basin and WC. Storage cupboard and spotlights.

First Floor

Kitchen / Diner

26' 5" max x 13' 11" (8.05m max x 4.24m)

Partially tiled, tiled kitchen with a mix of wall and base units with work surface over, 1½ bowl stainless steel sink with drainer, integrated oven and ceramic hob with cooker hood over. Integrated dishwasher. Spotlights and two vellum windows. Overlooks the lounge.

Loft Space

Power and light.

Outside

Garden

Rear garden enclosed by a fence and with gated access.

Off Road Parking

Allocated parking.

Agents Note

We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Liscombe Park, Soulbury,
Leighton Buzzard**

- TWO BEDROOM EXECUTIVE APARTMENT
- TWO EN-SUITES
- LOUNGE WITH VAULTED CEILING
- RURAL LOCATION
- NO UPPER CHAIN

Tenure: Leasehold EPC Rating: C

guide price

£450,000



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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
LBZ107426 - 0008

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



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