



**Springside, Springfield Road, Linslade, Leighton Buzzard,  
LU7 2QX**

**welcome to**

## **Springside, Springfield Road, Linslade, Leighton Buzzard**

CHAIN FREE, SHORT LEASE, CASH BUYERS ONLY - Situated in the popular location of LINSLADE within walking distance of Leighton Buzzard TRAIN STATION is this FIRST FLOOR apartment. Highlights include: lounge/diner, kitchen, two double bedrooms and bathroom. Outside there is a garage.

### **Communal Entrance**

Intercom, tiled flooring and stairs to all floor.

### **Entrance Hall**

Intercom system, laminate flooring, coving to the ceiling and storage heater.

### **Lounge / Diner**

16' 11" x 12' ( 5.16m x 3.66m )

TV point, laminate flooring and double glazed window to the front.

### **Kitchen**

10' 7" x 8' 1" ( 3.23m x 2.46m )

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with drainer and integrated oven and hob with extractor over. Plumbing for a washing machine and space for a fridge/freezer. Tiled flooring and two double glazed windows to the rear.

### **Bedroom One**

13' 11" x 10' 10" ( 4.24m x 3.30m )

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

### **Bedroom Two**

12' x 10' 7" ( 3.66m x 3.23m )

Built-in wardrobes and double glazed window to the rear.

### **Bathroom**

Partially tiled with wash hand basin, wc and bath with shower over. Tiled flooring, heater and double glazed 'frosted' window to the rear.

### **Outside Garage**

### **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.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Springside, Springfield Road,**  
**Linslade, Leighton Buzzard**

- TWO BEDROOM FLAT
- NO UPPER CHAIN
- LINSLADE
- WITHIN WALKING DISTANCE OF THE TRAIN STATION
- SHORT LEASE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£130,000**



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Property Ref:  
LBZ108214 - 0010

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