



**Bideford Court, Bideford Green, Leighton Buzzard, LU7 2TN**

**welcome to**

## **Bideford Court, Bideford Green, Leighton Buzzard**

Calling INVESTORS or creative buyers, this two-bedroom, TOP FLOOR flat is crying out for a fresh RENOVATION and REFURBISHMENT. Located in the sought after BIDEFORD GREEN, just a short walk to the mainline station, local amenities and schools. This is a perfect property for commuting professionals.

### **Entrance Hall**

Single glazed door to the lounge.

### **Lounge**

18' 8" x 13' 8" ( 5.69m x 4.17m )

Double-glazed window to the rear and double-glazed door leading out to the balcony.

### **Kitchen**

8' 10" x 8' 9" ( 2.69m x 2.67m )

A mix of wall and base units with work surface over, stainless steel sink with drainer and space for a cooker. Space for a washing machine and fridge/freezer. Wall mounted heater and double-glazed window to the front.

### **Bedroom One**

14' 5" x 10' 9" ( 4.39m x 3.28m )

Double-glazed window to the rear.

### **Bedroom Two**

12' 7" x 8' ( 3.84m x 2.44m )

Double-glazed windows to the front.

### **Bathroom**

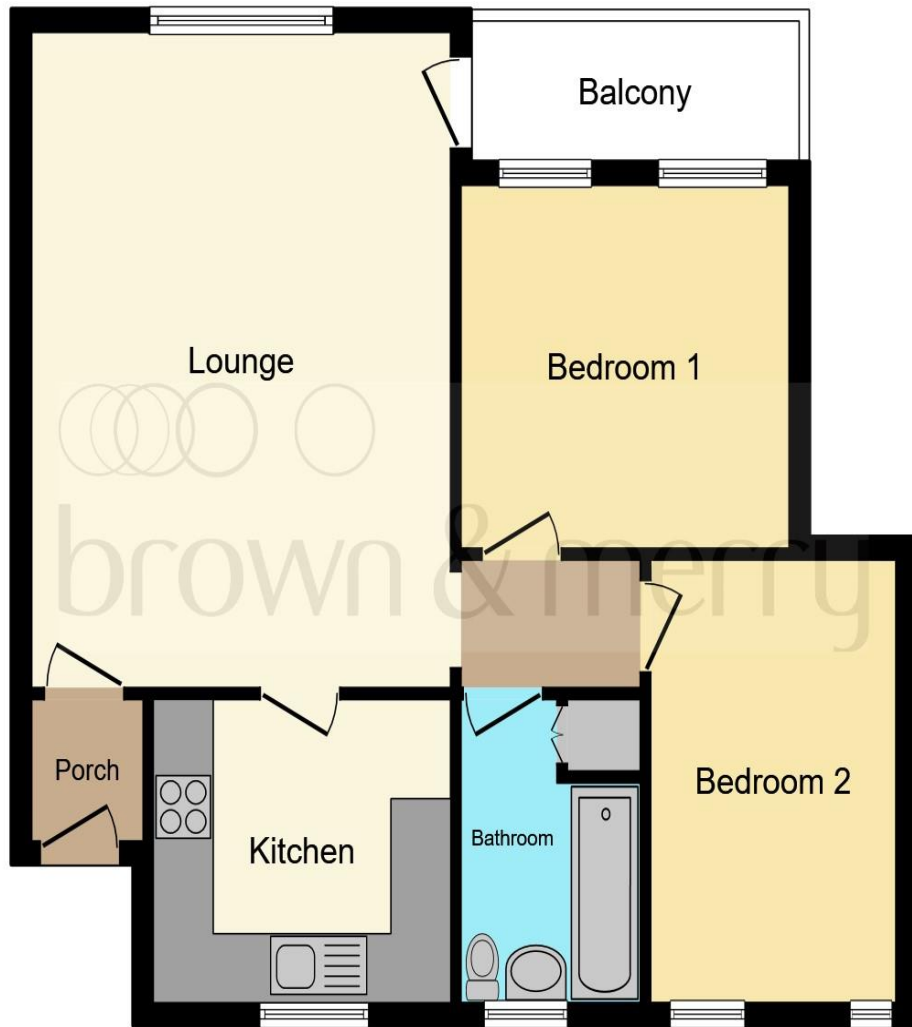
Partially tiled with pedestal wash hand basin, low level WC and panelled bath with handheld shower attachment. Cupboard housing the water tank and double-glazed obscured window to the front.

### **Outside Parking**

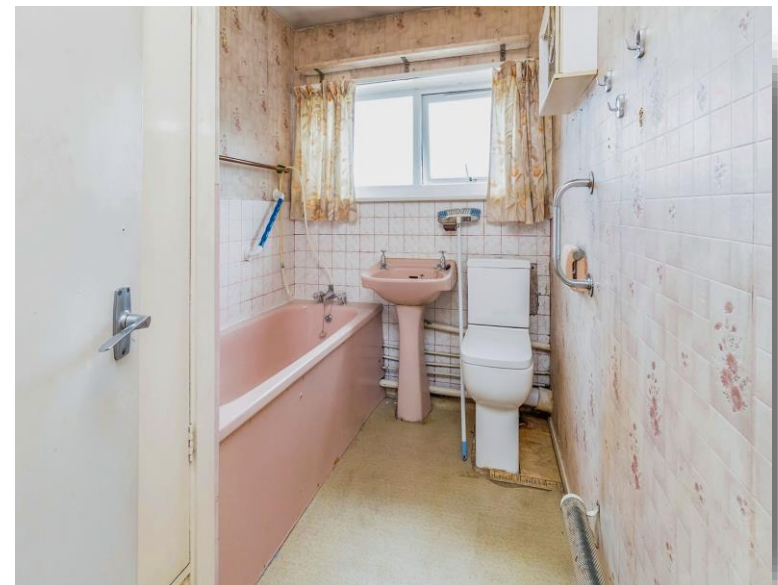
There is a shared garage.

### **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 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](http://www.focalagent.com)



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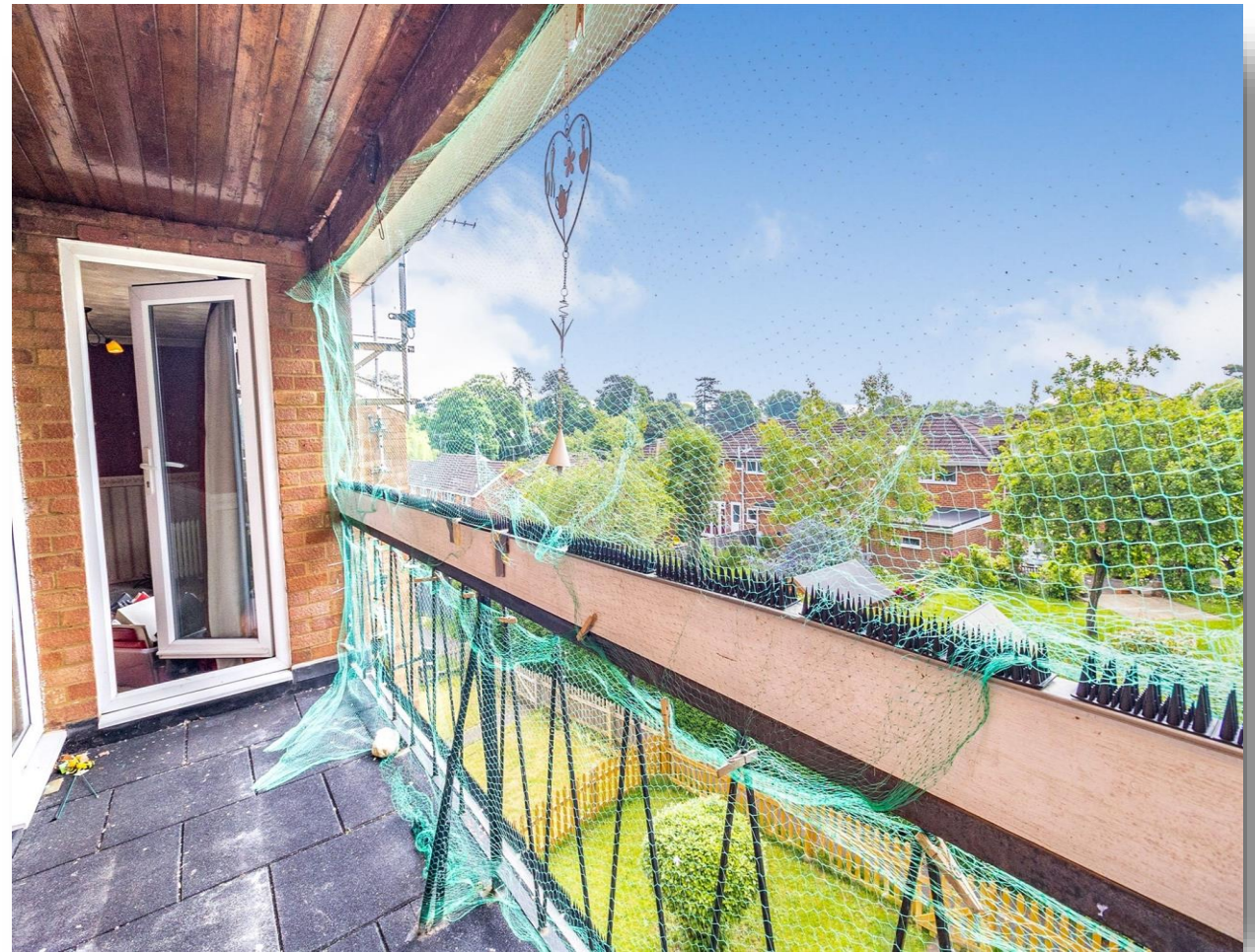
- COUNCIL TAX BAND B
- CASH BUYERS ONLY
- NO UPPER CHAIN
- BALCONY
- SHARED DOUBLE GARAGE

Tenure: Leasehold EPC Rating: F

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£140,000**



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Property Ref:  
LBZ108772 - 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.

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