



**Red Lion Court, Woburn Road, Heath And Reach,
Leighton Buzzard, LU7 0FL**

welcome to

Red Lion Court, Woburn Road, Heath And Reach, Leighton Buzzard

MEWS STYLE APARTMENT situated in the popular village of HEATH & REACH, close to RUSHMERE COUNTRY PARK. A house or a flat, you choose, this property combines the best of both worlds! Secure gated PARKING, excellent condition, offered with all fitted appliances.

Entrance Hall

Door to the front and stairs to the upper level. Under-stairs storage cupboard, laminate flooring and recessed lighting. Doors to the cloakroom, lounge and kitchen/diner.

Cloakroom

Pedestal wash hand basin with mixer taps and tiled splash-back. Low-level WC, radiator and extractor fan.

Lounge

18' x 10' 9" (5.49m x 3.28m)

Dual aspect room with double-glazed window to the front and double-glazed Patio doors leading out to the patio garden. Radiator, TV point and laminate flooring.

Kitchen / Diner

18' 2" x 8' 7" max (5.54m x 2.62m max)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with drainer, integrated electric oven and gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Double-glazed window to the front. Space for dining table and chairs. Radiator and dado rail.

Landing

Stairs from the lower-level and walk-in storage cupboard which the current owner is using as a computer area.

Bedroom One

18' 1" x 10' 11" max (5.51m x 3.33m max)

Dual aspect room with double-glazed windows to front and rear. Built-in range of wardrobes with hanging rail and overhead storage cupboard. TV point and door to the en-suite shower room.

En-Suite

Partially tiled with pedestal wash hand basin with mixer taps, WC and shower cubicle with shower curtain. Extractor fan and recessed lights.

Bedroom Two

12' 5" x 6' 8" (3.78m x 2.03m)

Radiator and double-glazed window to the front. Loft access with pull down ladder and light. Dado rail. Built-in storage cupboard housing the gas central heating boiler.

Bathroom

Fully tiled with pedestal wash hand basin with mixer taps, low-level WC and bath with mixer taps and shower attachment over. Radiator.

Outside

Front & Rear

Front - Landscaped frontage and pathway to front door. Outside light.

Rear - Screened walk-on patio area with surrounding flower and shrub borders. Outside light and access to communal lawns.

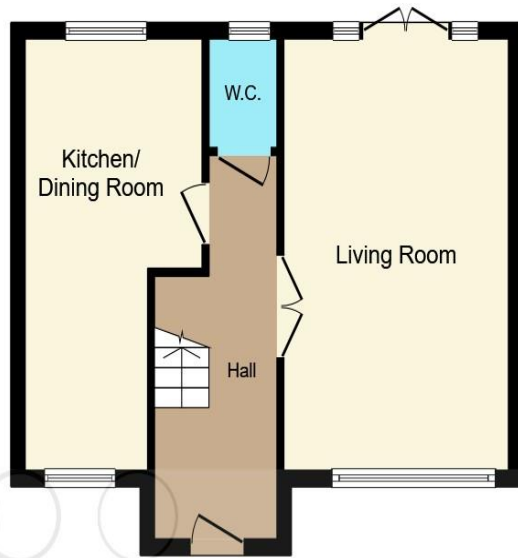
Parking

Secure gated parking area, non-allocated, on a first come first served basis.

Agents Note

The lease is 125 years with 104 years remaining.

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

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Heath And Reach, Leighton Buzzard**

- MEWS STYLE DUPLEX APARTMENT
- LOUNGE WITH WALK ON ACCESS TO PATIO AREA
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- SECURED GATED DEVELOPMENT PARKING
- LOW SERVICE CHARGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



view this property online brownandmerry.co.uk/Property/LBZ108863



Property Ref:
LBZ108863 - 0003

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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