



Springfield Road, Linslade, Leighton Buzzard, LU7 2QS

welcome to

Springfield Road, Linslade, Leighton Buzzard

STUNNING ground floor MAISONETTE, recently stylishly refurbished. Large rooms with high ceilings all in tip top condition, perfect for the LONDON commuter. The flat benefits also from a GARAGE, communal GARDEN and parking to the rear. EXTENDED lease to 180 YEARS!

Communal Entrance Hall

Door into ground floor flat.

Lounge

13' 7" excluding bay x 11' 4" (4.14m excluding bay x 3.45m)

Laminate flooring, vertical wall radiator and coving to the ceiling. Tilt and turn style double-glazed 'bay' window to the front. Opens into the kitchen/diner.

Kitchen / Diner

14' 5" x 12' 8" (4.39m x 3.86m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and ceramic hob. Space for a washing machine, dishwasher and up-right fridge/freezer. Under-stairs storage cupboard, laminate flooring and vertical wall radiator. Space for a large dining table and chairs. Double-glazed windows to the side and rear. Leads to inner hallway.

Inner Hallway

Airing cupboard housing a 'Worcester' combi gas central heating boiler and shelving. Doors leading to master bedroom and bathroom.

Bedroom One

13' 5" excluding bay x 11' 2" (4.09m excluding bay x 3.40m)

Built-in wardrobe with hanging rail and shelf storage, alcove shelving to the side, coving to the ceiling and double-glazed 'bay' window to the front.

Bedroom Two

10' 1" x 9' 4" (3.07m x 2.84m)

Laminate flooring, radiator and coving to the ceiling. Double-glazed tilt and turn window to the side.

Bathroom

Brick effect tiling to the walls, contemporary style wash hand basin with mixer tap and storage cupboard under, Wc and bath with dual system shower head over. Wall light point, chrome towel radiator and double-glazed obscured window to the side.

Outside Garage

Garage with up & over door in a small block to the rear of the property. There is also hard standing for parking to the rear of the property to the front of the garage.

Communal Garden

There is a large communal lawned area to the rear of the property.

Agents Note

Converted into Maisonettes in 1995.

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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welcome to
**Springfield Road,
Linslade, Leighton Buzzard**

- TWO BEDROOM GROUND FLOOR MAISONETTE
- EXTENDED LEASE TO 180 YEARS
- NO GROUND RENT PAYABLE
- EASY WALK TO MAINLINE STATION AND TOWN CENTRE
- OPEN PLAN KITCHEN/DINER

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 180 years from 01 May 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£235,000**



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Property Ref:
LBZ105512 - 0025

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