









## 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. Understairs 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 handing 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**

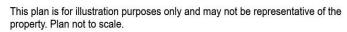
There is a large communal lawned area to the rear of the property.

## **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.





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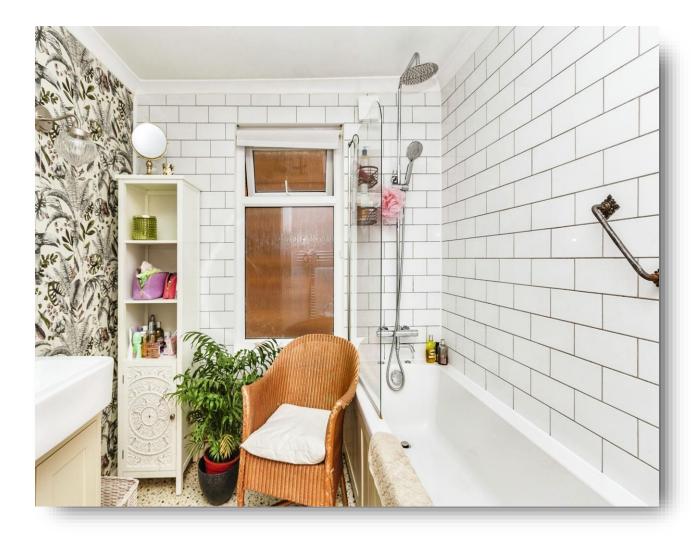
# welcome to Springfield Road, Linslade, Leighton Buzzard

- 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** 



# view this property online brownandmerry.co.uk/Property/LBZ105512



Property Ref: LBZ105512 - 0025 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 quidance 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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