



Market Mews, Market Square, Leighton Buzzard, LU7 1EY

welcome to

Market Mews, Market Square, Leighton Buzzard

A spacious ground floor maisonette situated in the heart of the town centre, with a gated entrance. a refitted kitchen and bathroom and spacious bedrooms makes this the ideal property for first time buyers, investors or someone looking for access to amenities by foot.

Lounge:

Double-glazed window to front, wood laminate flooring, radiator, T.V. point, open plan into kitchen, door to inner hall.

Kitchen:

Double-glazed window to front, wall and base level units, space for washing machine, fridge, central heating boiler, stainless steel sink with drainer, gas hob, electric oven, tiled splash backs, open into lounge, breakfast bar.

Bedroom One:

Double-glazed window and door to rear leading to private courtyard space, radiator.

Bedroom Two:

Double-glazed window to rear, radiator.

Bathroom:

Bath with mixer taps, w.c. wash hand basin, radiator, double-glazed window to rear, partly tiled.

Outside:

Front Garden:

Courtyard frontage, used as communal garden.

Rear Garden:

Private rear courtyard.

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



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Leighton Buzzard

- TOWN CENTRE LOCATION
- WALKING DISTANCE TO MAINLINE TRAIN STATION
- CLOSE TO LOCAL AMENITIES
- PRIVATE ENTRANCE
- GATED COMMUNITY

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£185,000



view this property online brownandmerry.co.uk/Property/LBZ108974



Property Ref:
LBZ108974 - 0006

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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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk