



The Park, Station Road, Linslade, Leighton Buzzard, LU7 2AS

welcome to

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CHAIN FREE - Situated by Leighton Buzzard TRAIN STATION and the LOCAL PARK is this lovely, GROUND FLOOR flat. Highlights include: open plan living accommodation, two bedrooms, bathroom and OFF-STREET parking.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter through the door into the entrance hall with doors to the living space, both bedrooms and the bathroom.

Lounge Area

11' 7" x 11' 5" (3.53m x 3.48m)
Radiator and double-glazed windows to the front and side.

Kitchen / Dining Space

19' 9" x 11' 5" (6.02m x 3.48m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink, electric oven and hob with extractor fan over. Space for a washing machine and fridge/freezer. Radiator.

Bedroom One

12' x 8' 10" (3.66m x 2.69m)
Radiator and double-glazed window to the front.

Bedroom Two

10' 6" x 6' 6" (3.20m x 1.98m)
Radiator and double-glazed window to the front.

Bathroom

Fully tiled with pedestal wash hand basin, low-level WC and bath with a shower overhead. Heated towel rail and extractor fan.

Outside Parking

Allocated parking spaces.

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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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPPER CHAIN
- WALKING DISTANCE TO MAINLINE TRAIN STATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



view this property online brownandmerry.co.uk/Property/LBZ108969



Property Ref:
LBZ108969 - 0005

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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