



**The Elms, Stoke Road Leighton Buzzard LU7 2TD**

**welcome to**

## **The Elms, Stoke Road Leighton Buzzard**

Offered for sale with NO ONWARD CHAIN involved and perfect for 1ST TIME BUYERS or as a BUY TO LET is this GROUND FLOOR apartment. Sitting just a short walk from Leighton Buzzard TRAIN STATION and the HIGH STREET the property offers a BRIGHT, OPEN PLAN LIVING SPACE, BEDROOMS, BATHROOM and CARPORT.

### **Entrance Hall:**

Doors to bedrooms, bathroom and storage cupboard. Open into lounge and kitchen.

The property also comes with a "share of freehold".

### **Lounge:**

11' 3" x 11' ( 3.43m x 3.35m )

Under floor heating, double glazed window to rear, open into kitchen.

### **Kitchen:**

11' 8" x 8' ( 3.56m x 2.44m )

Fitted with a range of wall and base units with work surfaces over, space for cooker, washing machine, stainless steel sink with drainer, breakfast bar, integrated dish washer, integrated fridge, under floor heating.

### **Bedroom One:**

11' x 10' 8" ( 3.35m x 3.25m )

Double glazed window to front, under floor heating.

### **Bedroom Two:**

10' 1" x 8' 1" ( 3.07m x 2.46m )

Double glazed window to front, under floor heating.

### **Bathroom:**

Fitted with a suite to comprise: P shaped bath with electric shower over, wash hand basin and w.c. fully tiled, under floor heating, double glazed window to front.

### **Outside:**

Communal garden.

### **Parking:**

Carport parking and space in front.

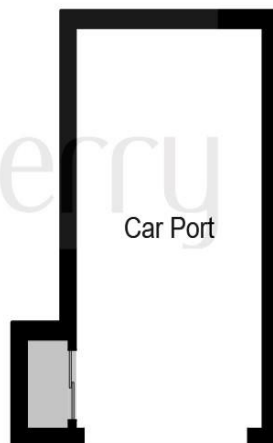
### **Agent's Note:**

The apartment has a pressurised hot water system.





**Floor Plan**



**Outbuilding**

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](http://www.focalagent.com)



**welcome to**  
**The Elms,**  
**Stoke Road Leighton Buzzard**

- NO UPPER CHAIN
- PERFECT FOR FIRST TIME BUYERS
- WALKING DISTANCE TO MAINLINE STATION
- OPEN PLAN LIVING
- MOVE IN CONDITION

Tenure: Leasehold EPC Rating: E  
Council Tax Band: A Service Charge: 500.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2009.  
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/LBZ109210](https://www.brownandmerry.co.uk/Property/LBZ109210)



Property Ref:  
LBZ109210 - 0005

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**brown & merry**



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