



Town Bridge Mill, Leighton Road, Leighton Buzzard, LU7 1LH

welcome to

Town Bridge Mill, Leighton Road, Leighton Buzzard

Situated within walking distance of Leighton Buzzard TRAIN STATION and the TOWN CENTRE with its amenities is this WELL-PRESENTED first floor flat. Highlights include: fully fitted kitchen, lounge/diner, double bedroom and modern bathroom. Outside there is residents permit parking.

Communal Entrance

Communal door with intercom access system. Stairs to the first floor and post box.

Outside Parking

Allocated parking space.

Entrance Hall

Door to the front, laminate flooring with under floor heating and airing cupboard housing the 'Excelsior' hot water tank.

Lounge / Diner

16' 5" x 10' 1" (5.00m x 3.07m)

Laminate flooring with under floor heating, double-glazed window to the side and double-glazed doors with wrought iron railing Juliet balcony. Open to the kitchen.

Kitchen

9' 4" x 7' 10" (2.84m x 2.39m)

Fitted kitchen with a mix of grey tone wall, base and drawer units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and ceramic hob with chimney style extractor fan over. Integrated washing machine and fridge/freezer. Tiled flooring and recessed lights. Double-glazed window to the side.

Bedroom

12' 4" x 8' 5" (3.76m x 2.57m)

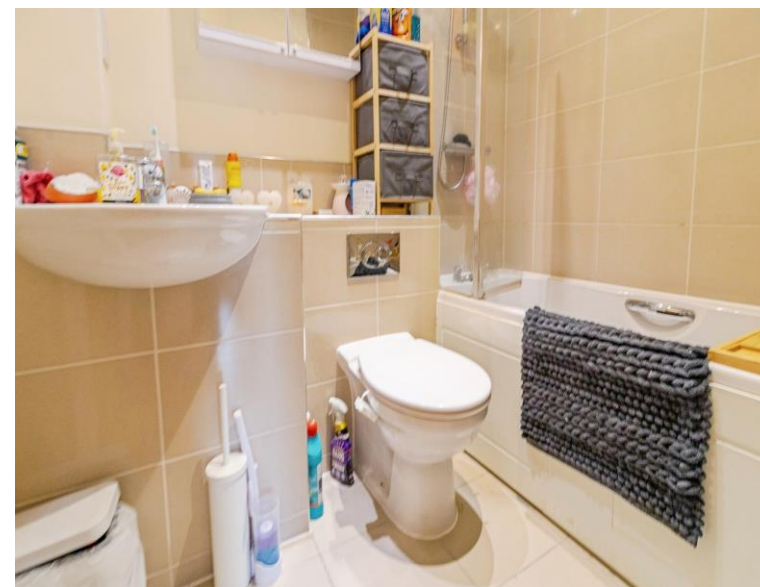
Built-in wardrobes with sliding mirror doors, laminate flooring and double-glazed window to the rear. Under-floor heating.

Bathroom

Partially tiled with inset wash hand basin and WC with concealed flush. Panelled bath with a wall mounted shower over. Chrome towel radiator, shaver point, recessed lights, tiled flooring and extractor fan.



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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- ONE-BEDROOM FIRST FLOOR FLAT
- NO ONWARD CHAIN
- RESIDENT PERMIT PARKING
- CLOSE TO BOTH TOWN CENTRE AND STATION
- FITTED KITCHEN APPLIANCES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1020.00

Ground Rent: 295.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



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Property Ref:
LBZ109247 - 0003

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