



Porus Piece, Leighton Buzzard, LU7 9SL

welcome to

Porus Piece, Leighton Buzzard

A well-presented, two-bedroom, first-floor flat with allocated parking, ideally located near a school, children's play park and lake side walks. Perfect for families or commuters alike with great links to the M1 and A505. The perfect blend of comfort and convenience.

Entrance Hall

2 storage cupboards and radiator. Doors to the lounge, both bedrooms and the bathroom.

Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

Lounge

16' 1" x 12' 11" (4.90m x 3.94m)

2 radiators and double-glazed window to the rear.

Kitchen

10' 4" x 7' max (3.15m x 2.13m max)

Fitted kitchen with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and gas hob with chimney style extractor fan over. Integrated dishwasher and fridge/freezer. Double-glazed window to the rear.

Bedroom One

15' 1" x 9' 1" max (4.60m x 2.77m max)

Radiator and double-glazed window to the rear.

Door to the en-suite.

En-Suite

Wash hand basin with mixer tap, low-level WC and shower cubicle. Radiator.

Bedroom Two

11' 9" x 8' 5" (3.58m x 2.57m)

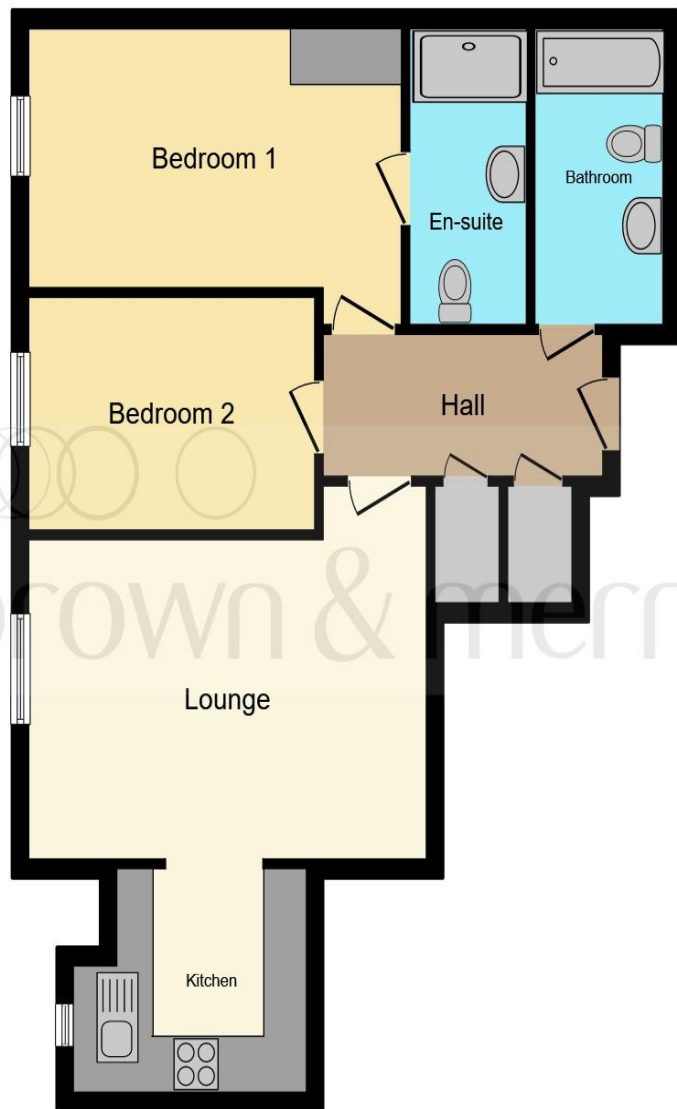
Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with wash hand basin with mixer tap, WC and bath.

Outside

Allocated Parking



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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Porus Piece,

Leighton Buzzard

- ALLOCATED PARKING
- EN-SUITE SHOWER ROOM
- PROXIMITY TO LOCAL SCHOOL
- GREAT COMMUTER ROUTES TO THE M1 VIA THE A505
- A WELCOMING LAYOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1210.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



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Property Ref:

LBZ108489 - 0004

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