



Midsummer Place, Heath Road, Leighton Buzzard, LU7 3AZ

welcome to

Midsummer Place, Heath Road, Leighton Buzzard

CHAIN FREE - A spacious two-bedroom, first-floor, apartment featuring a large open-plan lounge/diner/kitchen, master bedroom with en-suite, separate family bathroom, and allocated parking to the rear. Ideal for modern living. only a short walk from town early viewing is advised!!

Entrance Hall

A large storage cupboard and a radiator.

Lounge

Radiator and double-glazed window to the front.

Kitchen

Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with drainer, electric oven and gas hob with a chimney style extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the rear.

Bedroom One

Radiator and double-glazed window to the front.
Door to the en-suite.

En-Suite

Wash hand basin set in a vanity unit, low-level WC with integrated flush and a shower cubicle. Shaver point, extractor fan and radiator.

Bedroom Two

Radiator and double-glazed window to the rear.

Bathroom

Wash hand basin set in a vanity unit, low-level WC with integrated flush and a bath with a handheld attachment. Shaver point, extractor fan and radiator.

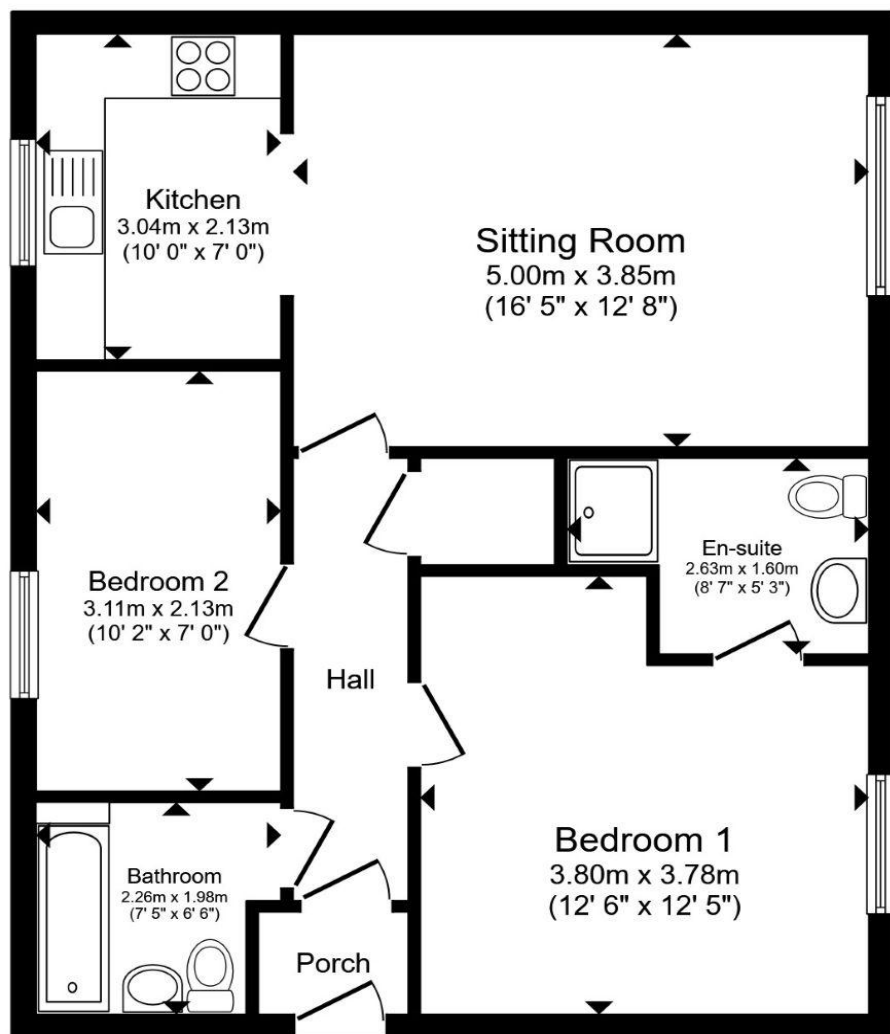
Outside

Parking

1 allocated parking space and visitor spaces.

Agents Note

There is an easement on the title, please enquire with the branch.



Total floor area 66.1 m² (711 sq.ft.) approx

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.propertybox.io


brown
& merry



welcome to

**Midsummer Place, Heath Road,
Leighton Buzzard**

- ALLOCATED PARKING TO THE REAR
- MASTER BEDROOM EN-SUITE
- OPEN PLAN LIVING ACCOMMODATION
- NEWLY FITTED GAS BOILER
- LOW GROUND RENT & MAINTENANCE COSTS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: 195.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



view this property online [brownandmerry.co.uk/Property/LBZ109556](https://www.brownandmerry.co.uk/Property/LBZ109556)



Property Ref:
LBZ109556 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



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



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)