



West Court, Leighton Buzzard, LU7 1HH

£210,000

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TWO BEDROOM HOUSE | CENTRAL TOWN LOCATION | TWO ALLOCATED PARKING SPACES | NEWLY REDECORATED | NO UPPER CHAIN | SHORT WALK TO TRAIN STATION

M & M Properties are delighted to offer for sale this TWO BEDROOM HOUSE WITH TWO ALLOCATED PARKING SPACES, situated just on the edge of the town centre making it easily walkable in a few minutes, aswell as being WALKING DISTANCE TO THE MAINLINE TRAIN STATION with a direct link into London Euston.



Location

West Court is situated within the heart of Leighton Buzzard town centre with a prominent position enabling a very short walk to the main high street which provides a high street, wide range of local shops, supermarkets, doctors, pubs, restaurants as well as a vibrant twice-weekly charter market.

The property is also located just 0.5 miles from the mainline train station with a direct link into London Euston, making the property ideal for commuting. The location serves as a fantastic position for those who want instant walkable access to every day amenities.

Accommodation

The property is set over two floors with good sized rooms throughout offering excellent accommodation. The ground floor includes a living area with separate dining area, a kitchen with fully fitted units and

space for appliances. A staircase rises to the first floor which offers a double bedroom, second bedroom with cupboard and then the bathroom. The property has also had new double glazed windows fitted in 2018 aswell as being newly redecorated.

Exterior & Parking

To the front is a shared driveway leading to a parking area where there are two allocated parking spaces.

Utilities Connected

The property is serviced by mains water, sewerage and drainage. The heating is by way of gas to radiator powered by a gas boiler. There is mains electricity connected.

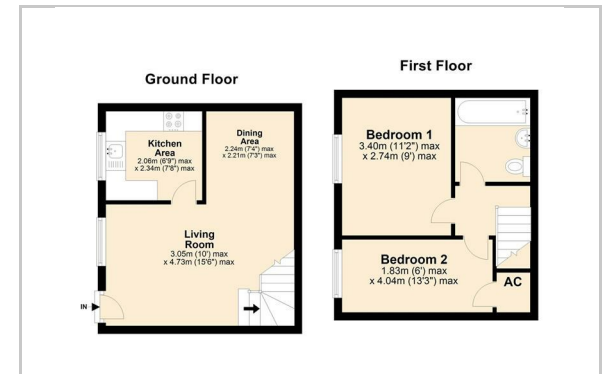
Potential Rental Value

In our property managers view this property would achieve a rent level of between £950pcm to £1100pcm based on condition. Speak to one of our property managers relating the rental potential of this property.

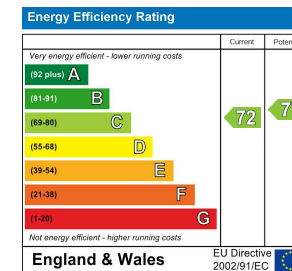
Area Map



Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.