



Delamere Gardens, Linslade, LU7 2XP

£199,995

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# Delamere Gardens, Linslade, LU7 2XP

## Floor Plan

TWO BEDROOMS TOP FLOOR MAISONETTE WITH PRIVATE FRONT DOOR | GARAGE | EXTENDED LEASE | VERY LOW SERVICE CHARGES | QUIET & PEACEFUL CUL DE SAC SURROUNDED BY GREENERY

M & M Properties are delighted to offer with a NEWLY EXTENDED LEASE, this TWO BEDROOM TOP FLOOR MAISONETTE WITH ITS OWN PRIVATE FRONT DOOR AND A GARAGE, situated in a QUIET & PRIVATE CUL DE SAC IN LINSLADE, surrounded by OPEN GREENERY!

### Location

Delamere Gardens is a quiet cul de sac in Linslade being just a short walk to the mainline train station which provides a direct link into London Euston in approx 30 minutes, as well as being within a short drive to popular linking roads like the A5, A4146, A421 and the M1. The property is situated close to the Leighton Buzzard town centre, which is just a short 5 minute walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. There are excellent schools within the local area to include Southcott Lower School, Leighton Middle School and Cedars Upper School.

### Accommodation

The property is on the top floor with no neighbours above, accessed through a private front door and accommodation set over a single floor. Access is via the front door which has a

storage cupboard in the inner hallway and stairs that rise up to the apartment itself. The rooms are very spacious throughout with an 18ft living / dining area and a separate kitchen, then an inner hallway with two storage cupboards as well as doors leading into the master bedroom which has two sets of built in wardrobes, second bedroom and a bathroom.

### Parking & Garage

There is a garage located within a block (first one on the left) which has an up and over door, primarily used for storage. Parking is available roadside in front of the property, as well as in the Garage itself if preferred.

### Tenure

We as agents can confirm this property is Leasehold.

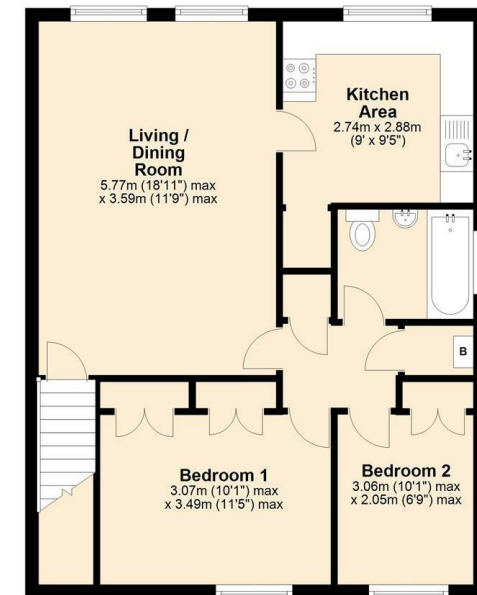
### Council Tax Band

B

### Ground Floor



### First Floor



## 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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

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