



Willow House, Station Road, Linslade, LU7 2NF

Offers In Excess Of £200,000

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Floor Plan

- No Upper Chain
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Stones Throw to Train Station
- Link to London Euston in Under 35 Minutes
- Generous Sized Living Area
- Short Walk into Town Centre
- Underfloor Heating
- Ground Floor, Perfect for Downsizing
- 19Ft Double Aspect Lounge/Diner

Located within the popular development of Willow House along Station Road in Linslade is this RARELY AVAILABLE AND IMPRESSIVELY SIZED, TWO BEDROOM GROUND FLOOR APARTMENT WITH GATED ALLOCATED PARKING AND NO UPPER CHAIN. just a stones throw away from the Leighton Buzzard train station which can provide a direct link to London Euston in under 35 minutes!

The property comes set on the ground floor of the building with the accommodation set over one floor. There is an entrance hallway with doors that lead into both bedrooms, the main living area and family bathroom aswell as having a storage cupboard to house the water cylinder. The master bedroom also has an en-suite shower room for added convenience.

The living space of this property is exceptionally well appointed with a 19ft L-Shaped lounge/dining area which has two windows at either end creating a double aspect allowing an abundance of natural light into the room aswell as there being a separate kitchen too.

There is allocated parking for one vehicle set behind remote electric gates. There is also gated pedestrian access.

Lease - 103 Years Remaining.

Service Charge - £1,405.78 per annum.

Ground Rent - £50.00 per annum.

Council Tax Band B.

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.

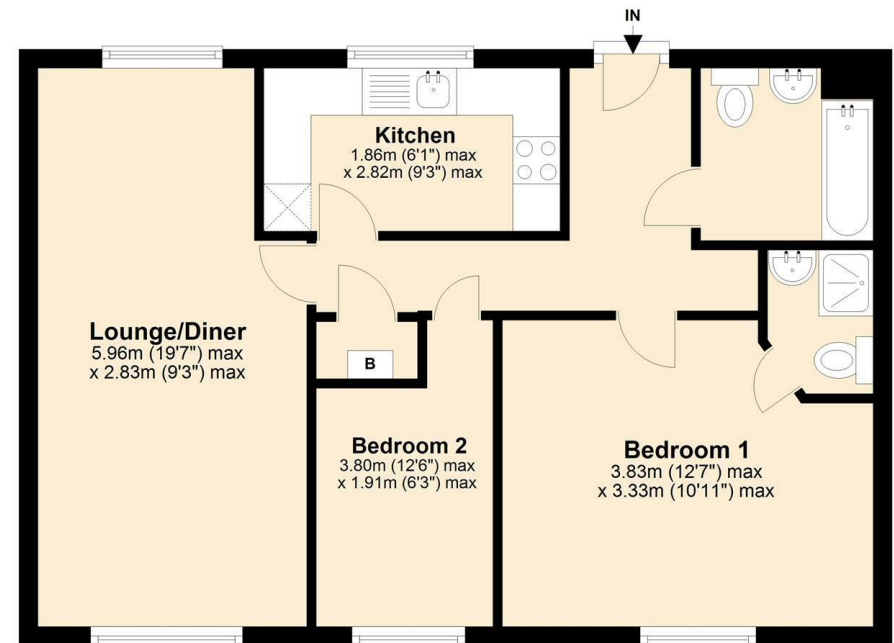
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of 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

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Ground Floor



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