



Billington Court, Leighton Buzzard, LU7 4SX

£180,000

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- **Ground Floor Apartment**
- **Two Bedrooms**
- **No Upper Chain**
- **Allocated Parking**
- **Quiet Cul De Sac Location**
- **One of Only Four Apartments**
- **Perfect For Commuting**
- **Spacious Living Room with Bay Window**
- **Short Walk to Mainline Train Station**
- **Blank Canvas with Room for Improvement**



M & M Properties are delighted to offer with no upper chain this two bedroom ground floor apartment with allocated parking located at Billington Court in Leighton Buzzard.

The apartment is just one of only four in the building making it a quiet and peaceful setting, tucked back from the roadside in a cul de sac location on the edge of the town centre and a very short walk to the mainline train station making it perfect for the active commuter.

The property resides on the ground floor, accessed through the communal entrance and inner hallway. There is spacious and good sized rooms throughout which include a bay fronted lounge / dining space separate kitchen, two bedrooms and a family bathroom.

The property is presented in a perfect 'blank canvas' condition requiring some modernisation and a high degree of potential for the new owners to add their own stamp to.







The apartment building has communal gardens for the residents to enjoy and use, as well as a bin store and car park to the front where there is one allocated parking space.

The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and hot water is via immersion heater. There is mains electricity connected.

Lease - 158 Years Remaining

Service Charge - £550.00 per annum

Ground Rent - £0.00 per annum

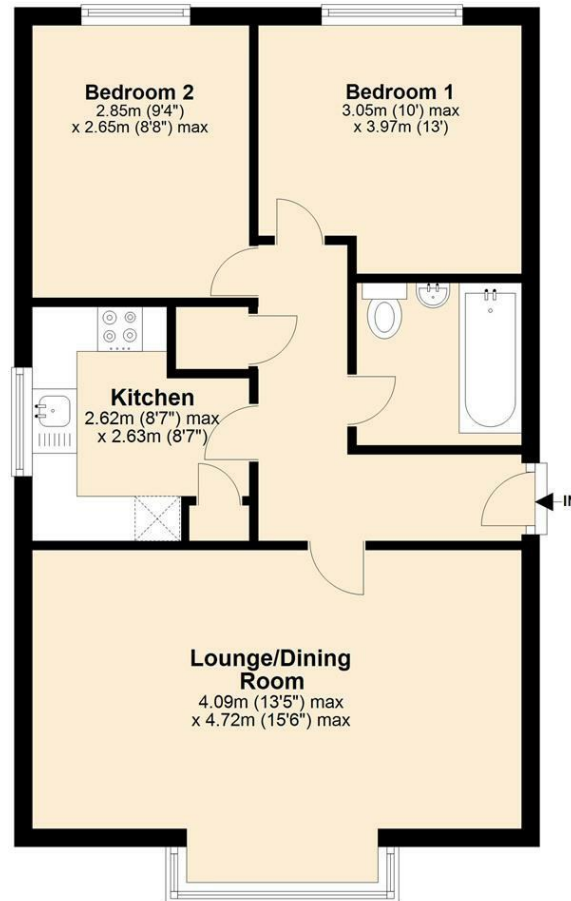
More about the location....

Billington Court is a small cul de sac setting first established back in 1995 just off the historic Billington Road offering convenient access to the bustling town centre. The immediate vicinity is enriched with a diverse array of local amenities, encompassing a variety of shops, restaurants, supermarkets, and traditional butchers. The charm of a mostly Georgian high street is complemented by the lively atmosphere of a twice-weekly vibrant charter market.

Families residing in Billington Court and close by benefit from close proximity to excellent school catchment areas, catering to all age groups. Additionally, the location proves ideal for commuters, as the property is within walking distance of the train station. Furthermore, easy accessibility to major roadways such as A5, A421, and the M1 enhances the overall convenience for residents.

# Floor Plan

## Ground 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.