






Harman Court, Leighton Buzzard, LU7 1FN

Offers In Excess Of £500,000

 4  4  4 

Harman Court, Leighton Buzzard, LU7 1FN

Floor Plan

- Freehold Investment Opportunity
- 4 x One Bedroom Apartments
- Allocated Parking Spaces
- Town Centre Location
- Gross Rental Yield of 7.33%
- Tenants in Situ
- Communal Stairway & Outside Garden Space
- Communal Seating Area
- All Tenancies Fully Managed by M & M Properties
- Combined Gross Rental Income of £36,660 p.a.

M & M Properties are delighted to offer this fantastic investment opportunity to purchase four, one bedroom apartments located with Harman Court along Summer Street in Leighton Buzzard which is positioned within a very short walk of both the town centre and the mainline train station.

All apartments consist of an entrance hall, living area, kitchen, double bedroom and a family bathroom. There is an allocated parking space for each apartment as well as visitor spaces within the proximity. All apartments are heated by way of wall mounted electric radiators and a water immersion heater. There is mains water, drainage and sewerage connected to the building.

The building is accessed through a secure intercom system to the front. Within the inner corridor there is access to the two ground floor apartments, with stairs rising to the two first floor apartments. There is a shared communal garden area which is low maintenance and fully paved providing outdoor seating for the residents to enjoy.

Please note this is for an investment purchase only and any purchaser would be required to inherit the current tenancy agreements in place with M & M Properties.

The tenancy information is as below ;

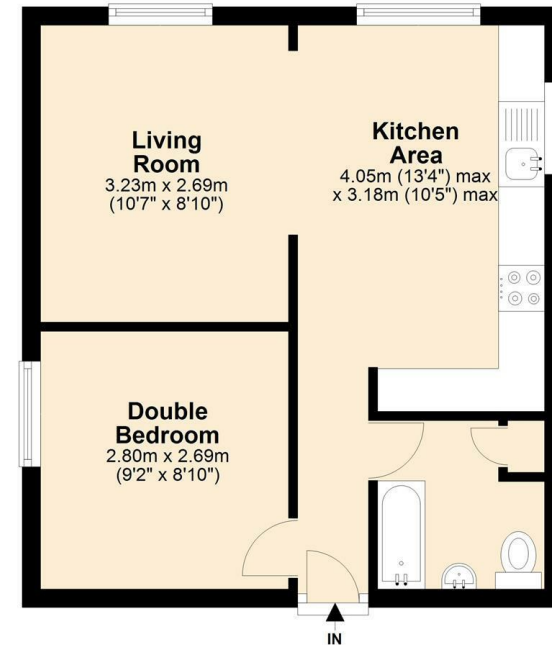
Flat 1 Harman Court - Currently let at £785 PCM until 31/08/2025

Flat 2 Harman Court - Currently let at £785 PCM until 26/05/2025

Flat 3 Harman Court - Currently let at £785 PCM until 22/06/2025

Flat 4 Harman Court - Currently let at £700 PCM until 31/07/2025

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.

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

Sales: 01525 377733 - Lettings: 01525 371997

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

LOCAL PEOPLE WORKING FOR YOU