



Market Square, Leighton Buzzard, LU7 1EY

£185,000

Market Square, Leighton Buzzard, LU7 1EY

Floor Plan

- Two Bedrooms
- Ground Floor Maisonette
- Communal Courtyard & Gardens
- Quiet Gated Development
- Share of Freehold with No Communal Charges
- Doorstep of Leighton Buzzard High Street
- Very Short Walk to Train Station
- 16Ft x 15Ft Living Area
- Perfect for Downsizing
- 16Ft Master Bedroom

Forming part of a private courtyard development near to the High Street of Leighton Buzzard comes this delightful and much improved two bedroom ground floor maisonette.

The property is approached via a private gated entrance onto a courtyard offering communal gardens and seating area. The development is literally on the doorstep of the vibrant town centre, as well as being walking distance of the mainline train station and picturesque Grand Union Canal.

Market Square is located directly in the heart of the busy Leighton Buzzard town centre, but is within a gated community benefitting from quietness and a high degree of privacy. It is just a short walk into the main high street which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses as well as a vibrant twice-weekly markets market.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

The property boasts spacious rooms throughout, set over a single floor on the ground level accessed via a private front door. The accommodation includes a spacious lounge/dining area, which is open to the separate kitchen space. There is an inner hall which has doors into the two bedrooms, and the refitted shower room.

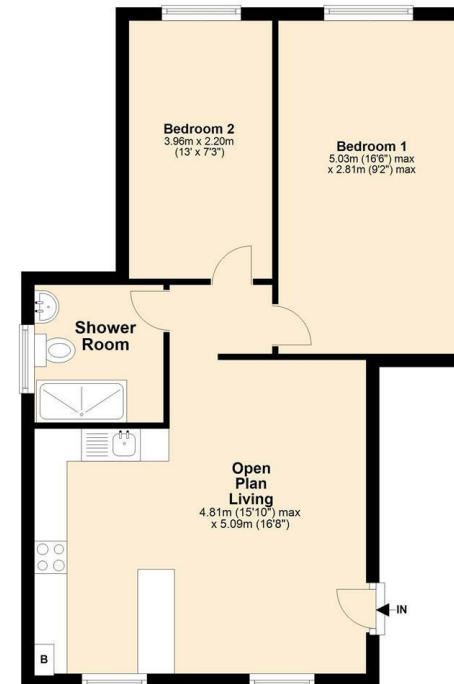
The property has a small garden area to the front. There are communal areas to the front as well as secure gated access leading into the town centre.

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

The remaining lease we have been advised is 101 years, with a share of the Freehold.

Service Charge and Ground Rent are both £0 per month, which we have been advised by the vendor.

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