



Clay Furlong, Leighton Buzzard, LU7 4TT
Offers In Excess Of £180,000



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Floor Plan

- No Upper Chain
- Two Bedrooms
- Top Floor Apartment
- Newly Redecorated with Replacement Carpets
- Allocated Parking
- Double Aspect Living Area
- Separate Kitchen
- Excellent for Commuting to A5 & M1
- Short Walk to Astral Lake & Park
- Fantastic Value Offering a Quick Move!

Located within the popular Sandhills development in Leighton Buzzard, and offered with NO UPPER CHAIN, is this NEWLY REDECORATED TWO BEDROOM TOP FLOOR APARTMENT.

Set on the top floor of the building, this particular property enjoys a peaceful surrounding with no neighbours above or to the sides.

Boasting over 600 square feet of space, the accommodation of this impressive apartment includes an entrance hallway, two bedrooms with the master having an en-suite shower room, further family bathroom, 17Ft lounge/diner with double aspect windows and a separate kitchen space. The property has had a new redecoration as well as replacement carpets and flooring in the majority of rooms.

There is a gated car park which provides allocated parking for the residents, with this property having one bay. There are green lawn areas surrounding the building as well as an outside bin and cycle store.

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

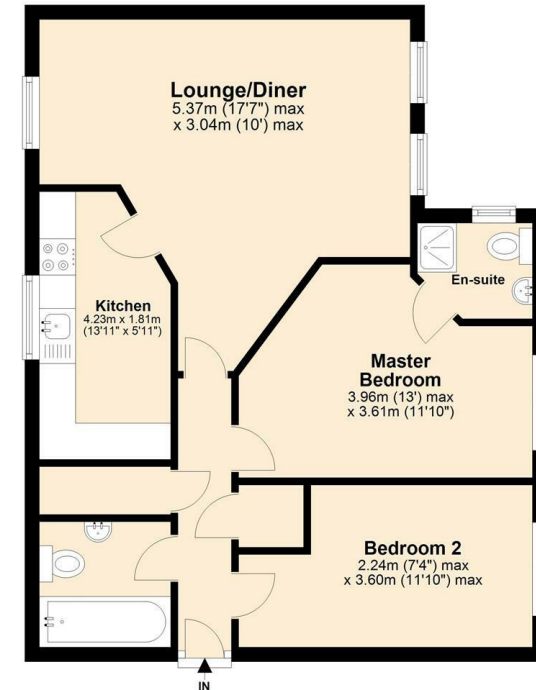
Council Tax Band B.

Lease length = 136 years remaining.

Service Charge = £1,337.00 per annum.

Ground Rent = £243.00 per annum.

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

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