



Clay Furlong, Leighton Buzzard

Offers In Excess Of £175,000

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Floor Plan

- No Upper Chain
- Highly Spacious Top Floor Apartment
- Off Road Parking with Garage
- Two Double Bedrooms
- Master Bedroom With Recently Refitted Ensuite
- Popular Sandhills Development
- Walking Distance to Town Centre
- 20Ft Open Plan Living/Kitchen Area
- Kitchen with Integrated Appliances

A Two double bedroom, top floor apartment located on the Sandhills Development in Leighton Buzzard.

The Property is positioned on the top floor of the building with the accommodation all set over a single floor with generous sized rooms throughout.

There is an entrance hallway with storage cupboard, LARGE OPEN PLAN LIVING/KITCHEN AREA, two double bedrooms, the MASTER BEDROOM HAS AN ENSUITE, and then a further family bathroom.

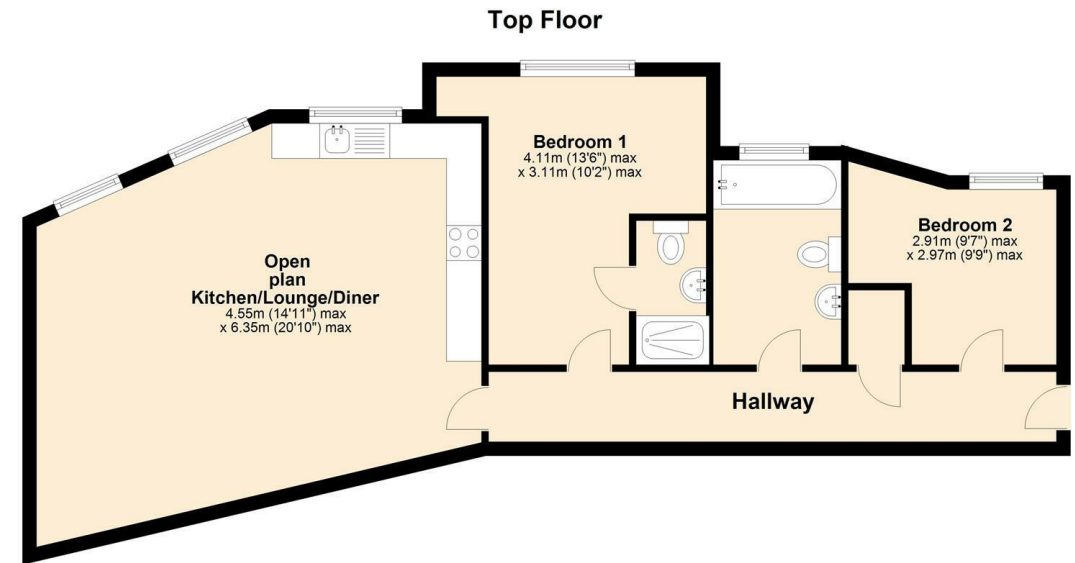
There are well kept communal grounds with gated lawned areas. A communal car park is at the rear with a garage and an allocated parking space in front or within.

Remaining Lease - 112 Years

Service Charge - £2,400 per annum (approx)

Ground Rent - £167.00 per annum, paid twice per year at £83.50.

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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