



Enterprise House, Leighton Buzzard, LU7 4EA

Offers In Excess Of £150,000



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Floor Plan

- Impressive Apartment
- Uniquely Converted Building
- One Double Bedroom
- Lift Access & Allocated Parking for Two Vehicles
- Short Walk into Town Centre
- 18Ft Open Plan Living & Kitchen Area
- Walking Distance to Train Station
- Excellent For Commuting to A5 & M1 Links
- Integrated Appliances in Kitchen
- No Upper Chain

Situated in Enterprise House, which is a HIGH SPECIFICATION OFFICE CONVERSION WITH LIFT ACCESS right on the edge of Leighton Buzzard town centre and less than 30 minute walk to the mainline train station, is this MODERN, UNIQUE AND IMPRESSIVELY SIZED, ONE DOUBLE BEDROOM APARTMENT WITH TWO ALLOCATED PARKING SPACES AND NO UPPER CHAIN.

The apartment is one of 12 uniquely designed properties converted back in 2017, with a lift access to all floors, low maintenance communal areas, and the benefit of off road allocated parking.

The apartment is impressively sized with spacious rooms throughout set over a single floor. There is an entrance hallway with a large storage cupboard and doors that provide access into all the rooms which include a double bedroom, family bathroom and an 18Ft Open plan living/Kitchen area.

The property is presented with modern fittings throughout in particular the kitchen having a range of wall and base level high gloss units, aswell as inbuilt appliances which include oven/grill, four ring hob, dishwasher and washing machine with there being space for a fridge/freezer also.

Remaining Lease is 118 years.

Service Charge is £1,600 per annum.

Ground Rent is £250.00 per annum.

Council Tax Band B.

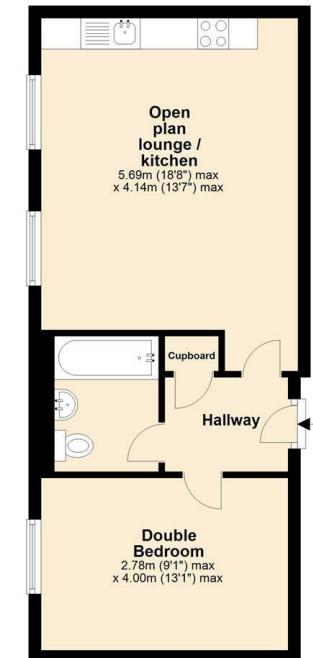
Viewing

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.

Second Floor
Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 41.5 sq. metres (447.1 sq. feet)