



Johnson Drive, Leighton Buzzard, LU7 4TP

Offers In Excess Of £180,000



- Two Double Bedrooms
- Spacious & Well Presented Throughout
- Ground Floor Apartment
- Allocated Parking Space
- 22Ft Open Plan Living, Dining & Kitchen Area
- Excellent For Commuting to A5. A421 and M1
- Perfect First Time Buy or Downsize
- Three Piece Family Bathroom
- Gas to Radiator Central Heating
- Views Over Greenery

Situated in the sought-after Sandhills development in Leighton Buzzard, this spacious and beautifully presented two-bedroom ground-floor apartment offers modern living with the added convenience of allocated parking.

Immaculately maintained and ready to move into, this property presents an excellent opportunity for its next owners and comes perfectly suited for a first time buy, investment property or even a downsize due to being on the ground level.

The property is positioned on the ground floor of the apartment block, making it easily accessible from the communal areas. Entrance to the property itself is through the main front door into the hallway, which links conveniently into all of the rooms which include two spacious double bedrooms, a family bathroom with a three piece suite as well as into an impressively sized open plan living, dining and kitchen area which has three windows flooding the room with natural light and facing onto greenery adding a good degree of privacy.

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 gas to radiator powered by a gas boiler. There is mains electricity connected.

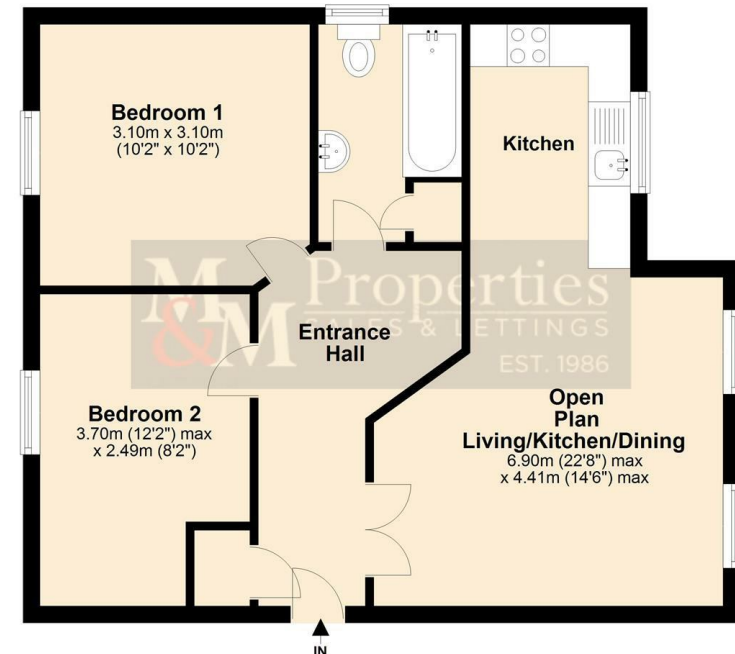
The remaining Lease is 103 years

The annual service charge is £2,555.06

The annual ground rent is £167.00.

Council Tax Band B

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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