



Town Bridge Mill, Leighton Buzzard, LU7 1LE

Offers In Excess Of £222,500



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Floor Plan

- Two Double Bedrooms
- Two Bathrooms (En-Suite to Master Bedroom)
- Spacious Ground Floor Apartment
- No Upper Chain, Ready to Move Into
- Allocated Parking Space
- Perfect For Commuters into London
- Very Close Proximity to Town Centre Amenities
- Underfloor Heating
- Open Plan Living & Dining with French Doors to Outside Space
- Separate Kitchen Area

Located within the highly popular 'Town Bridge Mill' development in the heart of Leighton Buzzard is this spacious and well presented, two double bedroom ground floor apartment being offered with no upper chain.

Town Bridge Mill is set in a prime location in Leighton Buzzard, perfect for commuters being walkable to both the main town centre itself, as well as the mainline train station both in just a few minutes where trains can get to London Euston in under 40 minutes.

The property boasts over 700 square feet of accommodation with spacious rooms throughout, thoughtfully laid out over a single level.

The entrance hallway features two convenient storage cupboards and provides access to all rooms. These include two generously sized double bedrooms, with the master benefitting from an en-suite shower room and fitted wardrobes, a modern family bathroom, and a spacious open-plan living and dining area with French doors leading out onto communal outside seating space. The layout is completed by a separate, contemporary fitted kitchen.

The property comes with a permit to park in the bays provided as well as various visitor parking bays available for use of residents visitors.

The external grounds are very well maintained with well kept lawn areas, pathways, canal banks, flower beds and greenery as well as outside bin and cycle stores.

The property has mains water, sewerage and drainage connected. Heating is by way of electric underfloor heating. There is mains electricity connected.

Council Tax Band C

The Remaining Lease is 114 Years.

The Annual Service Charge is £1,400.00

The Annual Ground Rent is £295.00

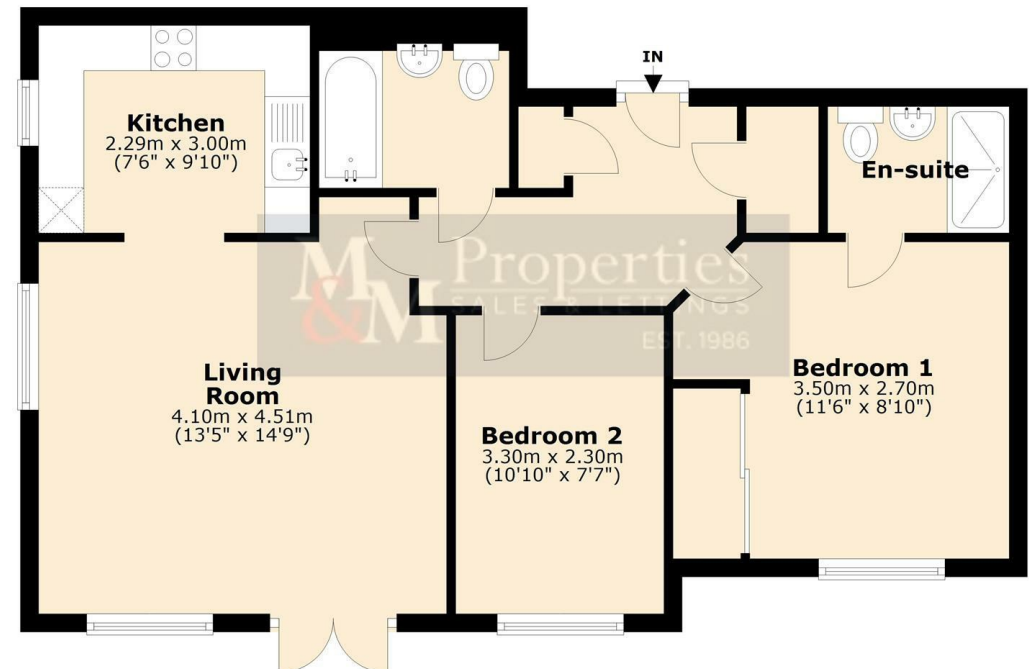
Viewing

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.

Ground Floor



27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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