



Old Road, Leighton Buzzard

£185,000

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Floor Plan

- Spacious Ground Floor Maisonette
- Own Private Front Door
- One Double Bedroom
- Secure Gated Parking
- On the Doorstep of the Train Station
- Perfect for Commuting into London
- Open Plan Living & Kitchen Area
- Ideal for First Time Buy or Downsize
- Very Short Walk into Town Centre
- Long Lease over 984 Years

Located within the popular development of Lara House along Old Road in Linslade is this rarely available and impressively sized, ground floor maisonette with its own private front door and securely gated parking.

Lara House is positioned conveniently just a stones throw away from the Leighton Buzzard train station which can provide a direct link to London Euston in under 35 minutes making it perfect for the active commuter!

The property comes laid out over a single floor on the ground level, accessed via private front door from the roadside. The accommodation includes an open plan set up spanning over 18Feet in size, which also includes the kitchen and ample space for a dining table also. Additionally there is a double bedroom and family bathroom.

There is an allocated parking space and visitor parking spaces located behind secure electric gates access only via a code.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band B.

The Remaining lease is 984 years.

The Annual Service Charge is £1000 per annum, paid at £250.00 each quarter.

The Annual Ground Rent is £300 per annum.

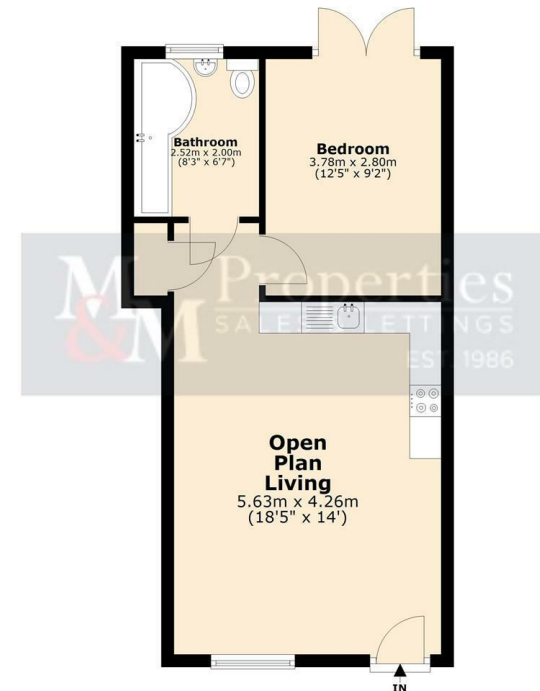
Viewing

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



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