



Clay Furlong, Leighton Buzzard, LU7 4TT

£189,995



- Two Double Bedrooms
- Spacious Ground Floor Apartment
- Allocated Parking
- Impressive Triple Aspect Living / Dining Room
- Separate Kitchen with Fitted Appliances
- En-Suite & Fitted Wardrobes to Master Bedroom
- Short Walk into Town Centre aswell as Local Shops & Parks
- Perfect For Downsize or First Time Buy
- Very Well Maintained Condition Throughout
- No Upper Chain

Tucked into a corner of this attractive apartment building positioned on the edge of the sought after Sandhills development, this spacious and exceptionally well presented two bedroom ground floor apartment boasts triple aspect views aswell as allocated parking at the rear.

Due to its position within the building this property provides a high degree of privacy and peacefulness, being attached to just one other neighbouring property and surrounded by greenery. Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

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 aswell as an outside bin and cycle store.

The property has mains water, sewerage and drainage connected. Heating is by way of adding wall mounted electric radiators and how water is via an electric boiler.. There is mains electricity connected.

The Remaining Lease is 135 Years.

The Annual Service Charge is £1,676.00

The Annual Ground Rent is £243.00

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.

Ground Floor

