



Lara House, Linslade, Leighton Buzzard, LU7 2AQ

£215,000





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## Floor Plan

- Two Bedroom First Floor Apartment
- 2 Minute Walk to Mainline Train Station
- Secure Gated Parking
- En-Suite to Master Bedroom
- Living Room with Separate Kitchen/Diner
- Newly Replaced Carpets Throughout
- New Re-Decoration
- No Upper Chain
- Long Lease of over 980 Years
- Perfect For The Active Commuter

Located within the popular development of Lara House in Linslade, literally a stones throw from the mainline train station, is this rarely available and impressively sized, first floor apartment set within a quiet block of just two other properties and benefits from securely gated parking.

The property has recently had a full redecoration and replacement carpets throughout aswell as being offered with no upper chain ensuring a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

Situated on the first floor of a small, well-maintained block of just three properties, this spacious apartment offers well-balanced accommodation throughout and is ideal for first-time buyers, downsizers, or investors alike.

Accessed via a secure communal entrance and stairwell, the property opens into a welcoming entrance hallway with a handy storage/boiler cupboard. The layout comprises two generously sized bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the second bedroom aswell.

Additionally there is a bright and airy living room, while the standout feature is the spacious kitchen/diner, perfect for both everyday meals and entertaining guests. This well presented home combines comfort, space, and practicality in a quiet residential setting.

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 C.

The remaining lease is 984 years.

The annual service charge is £1,064.10.

The annual ground rent is £300.00.

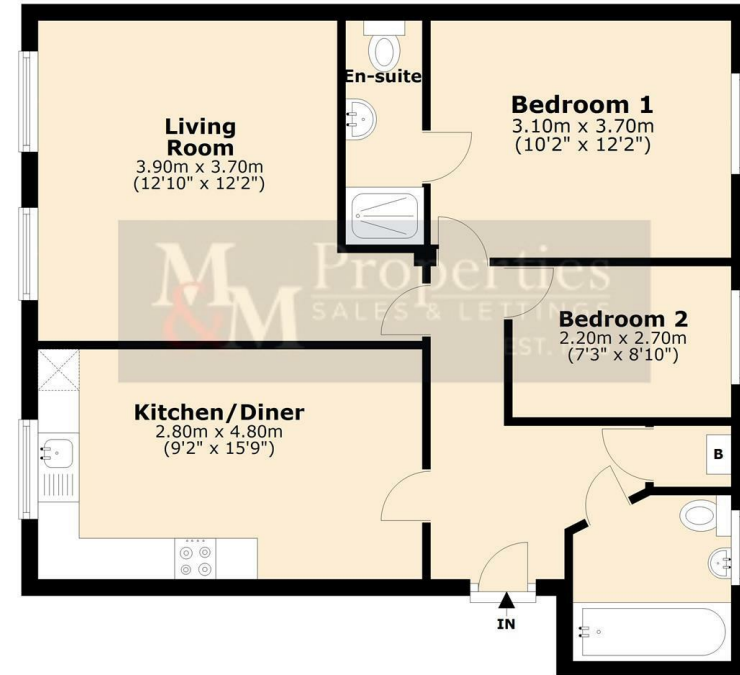
## Viewing

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.

## First Floor



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