



Almond Road
Leighton Buzzard, LU7
Price **£170,000**



1



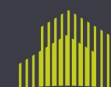
1



1



C



QUARTERS
YOUR NEXT MOVE

Almond Road, Leighton Buzzard, LU7 3UN

We are delighted to offer for sale this one bedroom first floor maisonette located in the mature residential setting, with a range of local conveniences within walking distance. The property is in good condition throughout with accommodation comprising: Entrance hall, kitchen, lounge/dining room, bedroom and bathroom. Additional benefits include low service charges, gas heating, and a garage with the ability to park a car in front. Viewing is highly recommended.

Location:

Almond Road is a popular mature residential setting for families looking for close proximity to popular schooling, good transport links, local parks and shops. The property sits adjacent to Clipstone Brook which provides a picturesque setting, and is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Layout:

Enter via the front door into the hallway, with stairs providing access to the property. A spacious landing provides access to the bedroom, family bathroom, living room, kitchen, two good sized cupboards and loft access. The good sized kitchen is to the front and has a range of base and wall line units with space for various white goods to suit all needs. The living room is to the rear with a gas fireplace in the heart of the room, providing a cosy feel. The bedroom is bright and airy and can accommodate a range of furniture easily. The family bathroom completes the space and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

The front of the property enjoys a peaceful green with the brook running close by. There is a mature front garden with a range of shrubbery and a path extending to the front door. The garage is accessed via an roller garage door which is under guarantee and is located in a nearby garage block behind the property. There is an ability to park a car in front.

Agency Note:

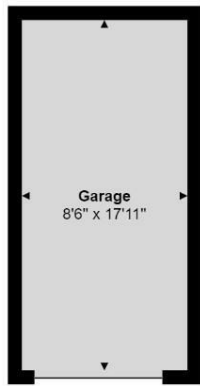
The vendor advises of the following charges:

116 years on the lease

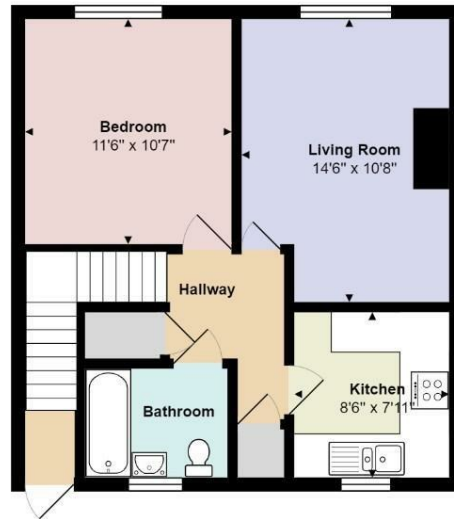
Ground Rent- £250PA

Service Charge- £100PA

Floor Plan



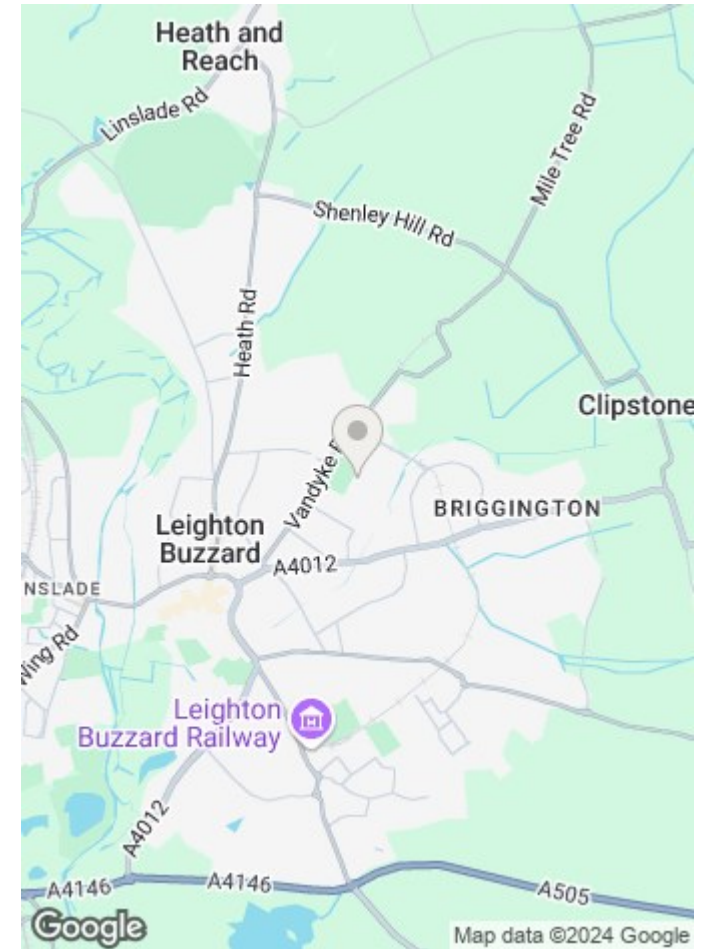
Not Shown In Exact Location



Total Area: 664 ft²

All measurements are approximate and for display purposes only

Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quarterslb.co.uk

www.quartersestateagents.co.uk

