



White Lion Mews, North Street, Leighton Buzzard, LU7 1EL

welcome to

White Lion Mews, North Street, Leighton Buzzard

Modern, one-bedroom, ground floor apartment with a spacious kitchen/diner/lounge and contemporary bathroom. convenient location close to shops and transport links, as well as a short walk to the town centre.

Entrance Hall

Door to the front, storage cupboard, radiator and circular double-glazed window to the side.

Lounge / Kitchen / Diner

Lounge area - Radiator and double-glazed window to the front.

Kitchen area - Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink, electric oven and gas hob with a chimney style extractor fan over. Integrated dishwasher and washing machine. Space for a fridge/freezer. Space for a dining table and chairs, radiator and double-glazed window to the front.

Bedroom

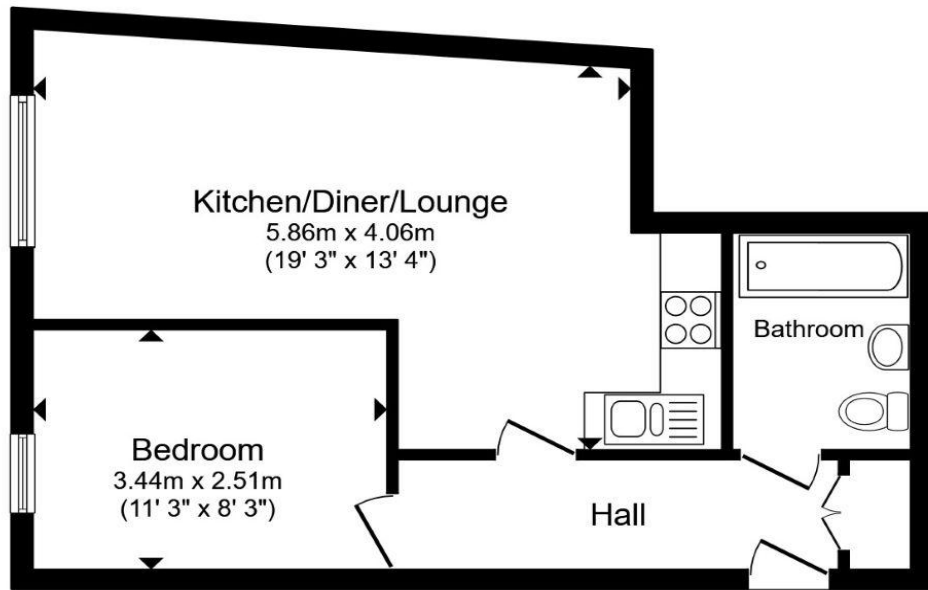
Fitted wardrobes, radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC with integrated flush and a bath with shower over. Heated towel rail and extractor fan.

Agents Note

There is an easement on the title. Please enquire with the branch.



Ground Floor

Total floor area 41.5 m² (446 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

White Lion Mews, North Street, Leighton Buzzard

- SHORT DISTANCE FROM THE TOWN CENTRE
- GROUND FLOOR
- WELL KEPT COMMUNAL AREAS
- GOOD TRANSPORT LINKS
- KITCHEN / LOUNGE / DINER

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 360.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



view this property online brownandmerry.co.uk/Property/LBZ109467



Property Ref:
LBZ109467 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk