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47 Greenlands, Leighton Buzzard, LU7 3UJ

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Offers In Excess Of £190,000

- ONE BEDROOM GROUND FLOOR MAISONETTE
- WELL PRESENTED THROUGHOUT
- FITTED KITCHEN WITH FLOOR AND WALL UNITS
- MODERN SHOWER ROOM
- IDEAL FIRST TIME BUY OR INVESTMENT OPPORTUNITY
- SOUGHT AFTER PLANETS AREA OF LEIGHTON BUZZARD
- SPACIOUS LOUNGE WITH FRENCH DOORS TO GARDEN
- GENEROUS DOUBLE BEDROOM
- PRIVATE ENCLOSED REAR GARDEN WITH PATIO AND ASTRO TURF
- GARAGE IN BLOCK

We are pleased to offer for sale this well presented one bedroom ground floor maisonette, ideally located within the popular Planets area of Leighton Buzzard, a location favoured for its convenient access to local amenities, transport links and green spaces.

The property is entered via a welcoming entrance hall which leads through to a spacious and bright lounge. This inviting living space benefits from French doors opening directly onto the rear garden, allowing plenty of natural light to flow in and creating a seamless connection between indoor and outdoor living.

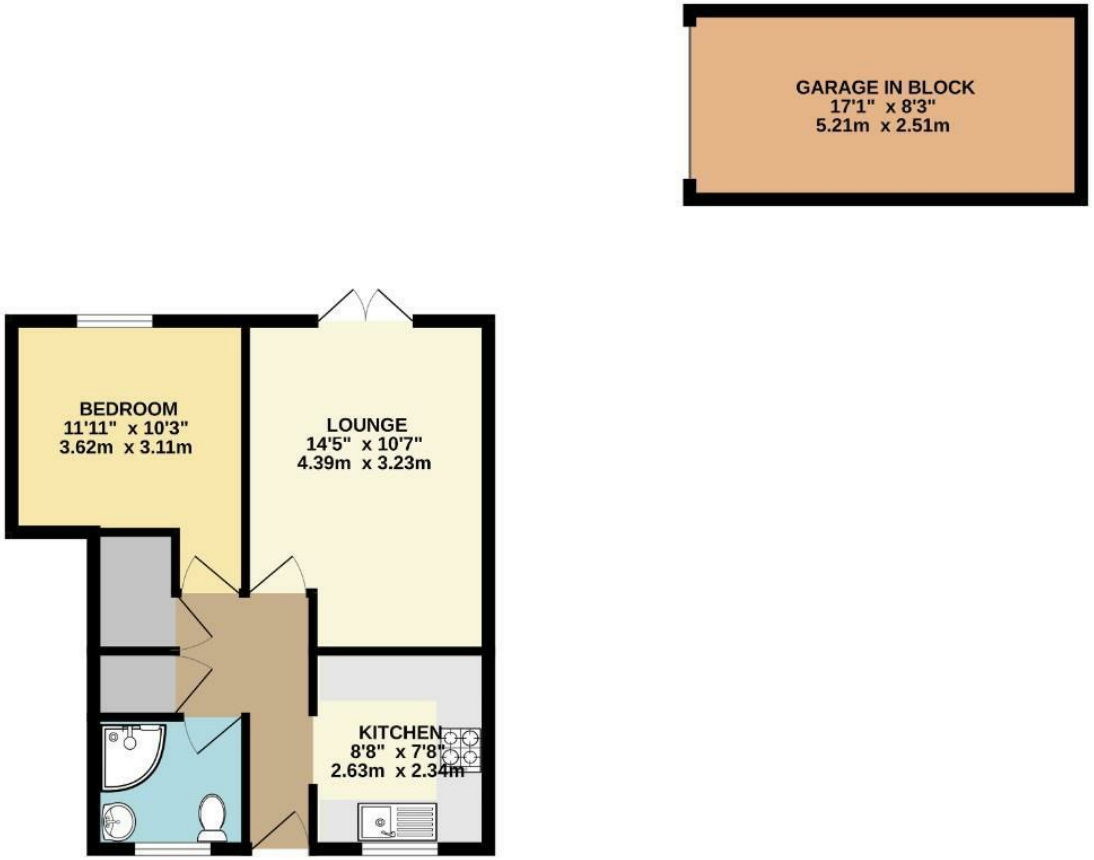
The kitchen is fitted with a range of floor and wall mounted units, providing ample storage and work surface space, and is well suited for everyday use. The double bedroom is well proportioned and offers comfortable accommodation, while the modern shower room completes the internal layout.

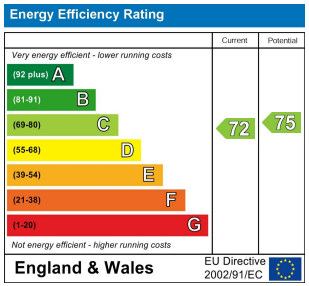
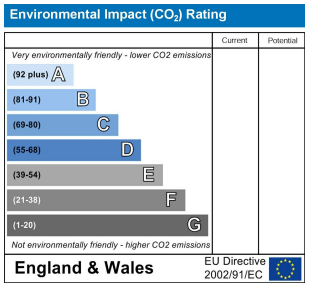
Externally, the property continues to impress with its private enclosed rear garden. Designed for low maintenance, the garden features a patio seating area and astro turf, making it an ideal space for relaxing or entertaining. The property also boasts a garage in block and is offered with no onward chain.

Overall, this attractive ground floor maisonette is well presented throughout and would make an excellent first-time purchase, downsize option or investment opportunity. Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

Agent Notes
Term of Lease: 99 years from the 29 September 2020
Ground Rent: £150 per year
Service Charge (Vandyke Gardens Residents): £105 per year
Buildings Insurance: £363 this year (has actually gone down each year, over the last 4 years)

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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