



DG
Property
Consultants
Estd. 2000



Bush Close,, Toddington, Bedfordshire LU5 6EF

Asking Price £244,995

Situated within the highly sought-after village of Toddington, this delightful two-bedroom first floor maisonette is located at the foot of a cul-da-sac and offers an excellent opportunity for first-time buyers, or for a small family alike. Ideally positioned within walking distance of the village centre, local amenities and highly regarded schools, the property combines convenience with comfortable modern living. The accommodation comprises a private entrance with stairs to first floor accommodation, a spacious lounge/diner, recently refitted kitchen with new appliances, two generous double bedrooms and a recently refitted family bathroom. Externally, the property benefits from a large off set private rear garden, providing a pleasant outdoor space. Further benefits include double glazing and gas central heating throughout.

For commuters, the property is perfectly positioned with easy access to Harlington mainline station, the M1 motorway and the A5, providing excellent transport links to London and beyond. Whether you're stepping onto the property ladder, a small family or seeking an investment opportunity, this well-presented home offers an ideal combination of location, comfort and convenience.

Call Team DG on 01525 310200 to arrange your viewing today.



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Ground Floor Accommodation

First Floor Accommodation

Entrance Hall

UPVC entrance door, wood laminate flooring, a short flight of stairs to living accommodation.

Landing



Single radiator, wooden laminate flooring, double power point(s), access to loft space, access doors to all apartment rooms.

Lounge/Diner

17'11" x 12'11" (5.46m x 3.94m)



UPVC double glazed bay window to front, uPVC double glazed window to front, single radiator, wooden laminate flooring, telephone point(s), TV point(s), double power point(s), coved ceiling.

View of Lounge/Diner



View of Lounge/Diner



Refitted Kitchen

9'6" x 9'6" (2.90m x 2.90m)



Recently refitted with a matching range of base and eye level units with worktop space over refitted, single sink unit with single drainer, mixer tap and splashbacks, built-in integrated fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, UPVC double glazed window to rear, UPVC double glazed window to side, single radiator, wooden laminate flooring, double power point(s), four recessed ceiling spotlights,

wall mounted concealed in cupboard gas boiler serving heating system and domestic hot water with heating timer control.

View of Kitchen



Bedroom 1

12'10" x 11'3" (3.91m x 3.43m)



UPVC double glazed window to rear, single radiator, fitted carpet, double power point(s).

View of Bedroom 1



Bedroom 2

12'10" x 9'10" (3.91m x 2.99m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s).

View of Bedroom 2



Refitted Family Bathroom



Recently refitted with three piece suite with comprising, panelled bath with independent electric power shower over and glass screen, vanity wash hand basin in vanity unit with cupboards under and low-level WC, full height ceramic tiling to three walls, heated towel rail, extractor fan, wall mounted mirror, uPVC double glazed window to rear, ceramic tiled flooring.

View of Bathroom



View of Rear Garden



View of Bathroom



Council Tax Band

Council Tax Band : A

Charge Per Year : £1567.89

Leasehold Information

Lease Term: 100 Years remaining approximately.

Maintenance and Ground Rent combined: £600 per Annum (approximately £150 Paid quarterly).

Maintenance and ground rent paid to central bedfordshire council.

The above information has been supplied by the vendor. Prospective purchasers are advised to have their solicitor verify the full terms of the lease prior to exchange of contracts.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

Outside

Private Rear Garden



Large private rear garden, accessed via short pathway to the side of the property, mainly laid to lawn, mature shrubs and fully enclosed by fencing.

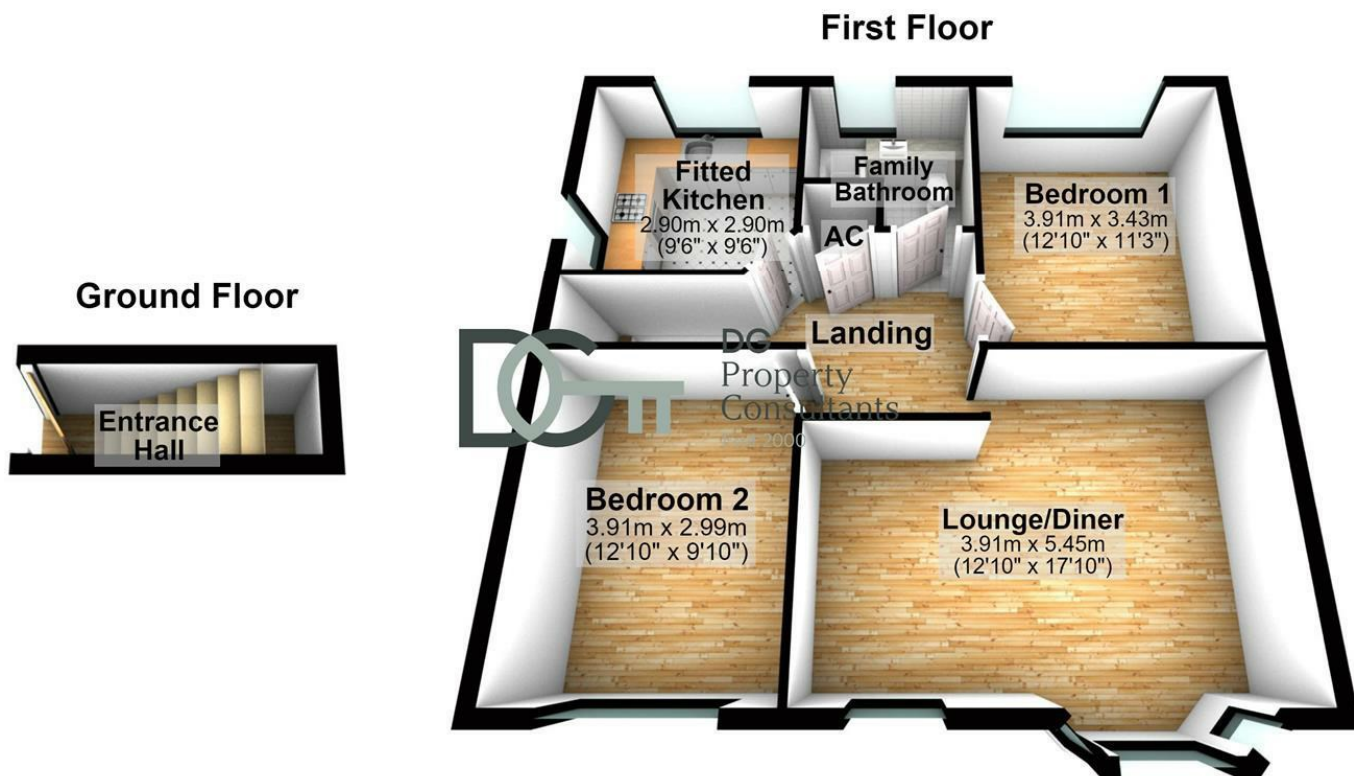
Brick built outside storage shed.

DG Property Consultants, for themselves and for the vendor or landlord of this property, whose agent they are, give notice that these particulars are provided as a general guide only and do not constitute, nor form part of, any offer or contract.

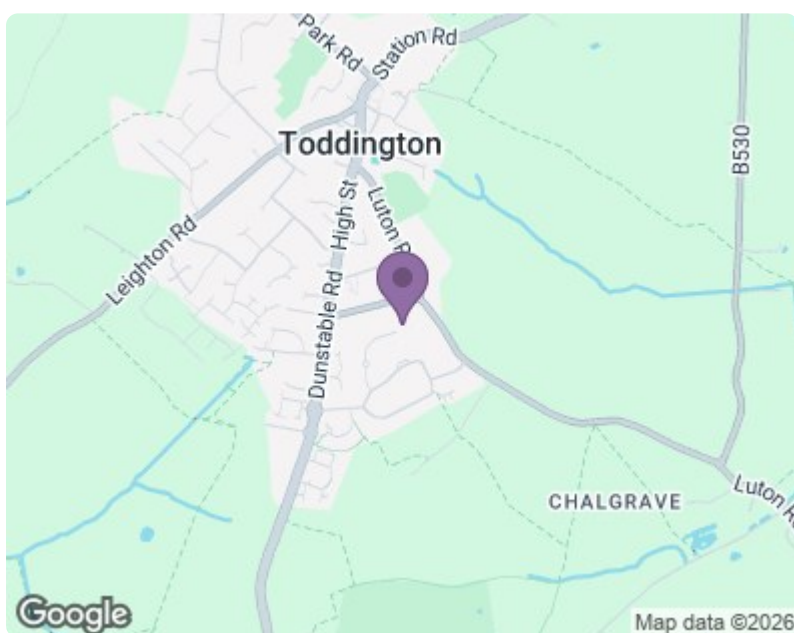
All descriptions, dimensions, references to condition, necessary permissions for use and occupation, and other details are given in good faith but without responsibility. Any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy by inspection or other means.

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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.



Total area: approx. 67.0 sq. metres (720.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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