



Dudley Street, Leighton Buzzard, LU7 1SE

welcome to

Dudley Street, Leighton Buzzard

Situated within walking distance of Leighton Buzzard TOWN CENTRE and its AMENITIES, is this WELL-PRESENTED, GROUND FLOOR FLAT. Highlights include refitted kitchen, lounge, refitted bathroom and master bedroom. Outside is a small courtyard and off-road parking.

Bedroom

15' 7" x 10' 10" (4.75m x 3.30m)
Radiator and double-glazed bay window to the front.

Lounge

12' 4" x 10' 11" (3.76m x 3.33m)
Feature fireplace, radiator and double-glazed window to the rear.

Kitchen

11' 7" x 9' 11" (3.53m x 3.02m)
Double-glazed door to the side. Fitted kitchen with a mix of wall and base units with work surface over, sink with mixer tap, electric oven and induction hob with extractor fan over. Integrated washing machine and fridge/freezer. Wall mounted breakfast table and double-glazed window to the side. Door to the inner lobby.

Inner Lobby

Double-glazed window to the side.

Bathroom

Partially tiled with pedestal wash hand basin, low-level WC and roll-top bath with mixer tap and shower over. Radiator and double-glazed window to the rear.

Parking

Off-road parking for one car.

Agents Note

The term of the lease is 99 years from the 25th March 1984, which means there are currently 58 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

THE VENDOR HAS ADVISED THAT ON COMPLETION, THE LEASE WILL BE EXTENDED. The increased term of the lease is to be confirmed.



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.focalagent.com



welcome to
Dudley Street,
Leighton Buzzard

- VENDOR EXTENDING LEASE ON COMPLETION
- ONE BEDROOM GROUND FLOOR MAISONETTE
- REFITTED KITCHEN & BATHROOM
- IMMACULATE CONDITION
- SMALL COURTYARD

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1984.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price
£185,000



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Property Ref:
LBZ109075 - 0012

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