



Woburn Court, Victoria Road, Leighton Buzzard, LU7 2NP

welcome to

Woburn Court, Victoria Road, Leighton Buzzard

CHAIN FREE - Situated within walking distance of the MAINLINE STATION, is this spacious and well-maintained, one-bedroom, ground floor flat. Highlights include: a lounge/diner, galley style kitchen, bedroom and shower room. Outside there is both allocated and visitor parking.

Communal Entrance Hall

Spacious entrance hall, entry phone system and door to flat.

Lounge

Door from the communal entrance, radiator, storage cupboard housing the central heating boiler and double-glazed windows to the front. Leads into the kitchen. Doors to the bedroom and the inner hallway.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and an electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Radiator and door to the main entrance hall.

Bedroom

Radiator and double-glazed window to the front.

Inner Hallway

Storage cupboard and door to the shower room.

Shower Room

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle.

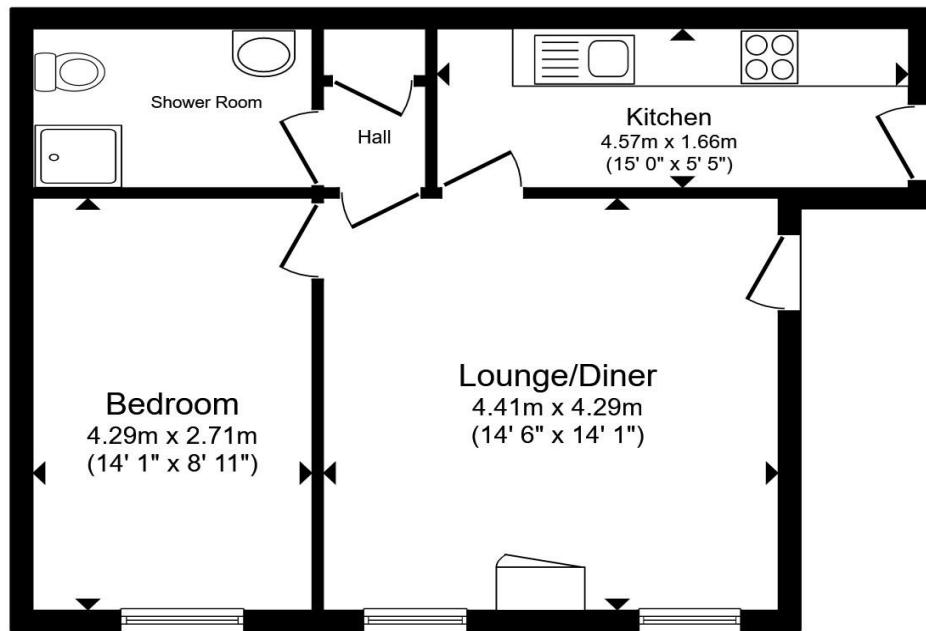
Outside Parking

Allocated parking plus visitor bays.

Agents Note

Combined annual service charge & ground rent is £1,080.00

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 45.8 m² (493 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



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Woburn Court, Victoria Road,

Leighton Buzzard

- ONE-BEDROOM FLAT
- CHAIN FREE
- GROUND FLOOR
- LOUNGE/DINER
- SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



view this property online [brownandmerry.co.uk/Property/LBZ107832](https://www.brownandmerry.co.uk/Property/LBZ107832)



Property Ref:

LBZ107832 - 0003

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.

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