

Connells

Reeve Close
Leighton Buzzard

Reeve Close
Leighton Buzzard LU7 4RX

for sale
£180,000







Property Description

** IDEAL INVESTMENT OPPORTUNITY - TENANTS IN SITU ** This attractive home features two generous double bedrooms, a large and inviting lounge, and a separate, well-proportioned kitchen, creating an ideal layout for comfortable living and entertaining.

The property benefits from gas central heating, ensuring warmth and efficiency all year round, as well as a long lease, providing peace of mind for future ownership. Externally, the apartment includes allocated parking, offering convenience for residents.

This is an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance home in a desirable location.

Agents Note

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.

Entrance Hall

Radiator. Storage. Laminate flooring.

Lounge

Double glazed window. Juliet balcony. Radiator. Laminate flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. 1.5 bowl stainless steel sink and drainer. Plumbing for washing machine. Space for fridge freezer. Radiator. Gas hob with cookerhood over. Integrated oven. Vinyl flooring.

Bedroom One

Double glazed window. Juliet balcony. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

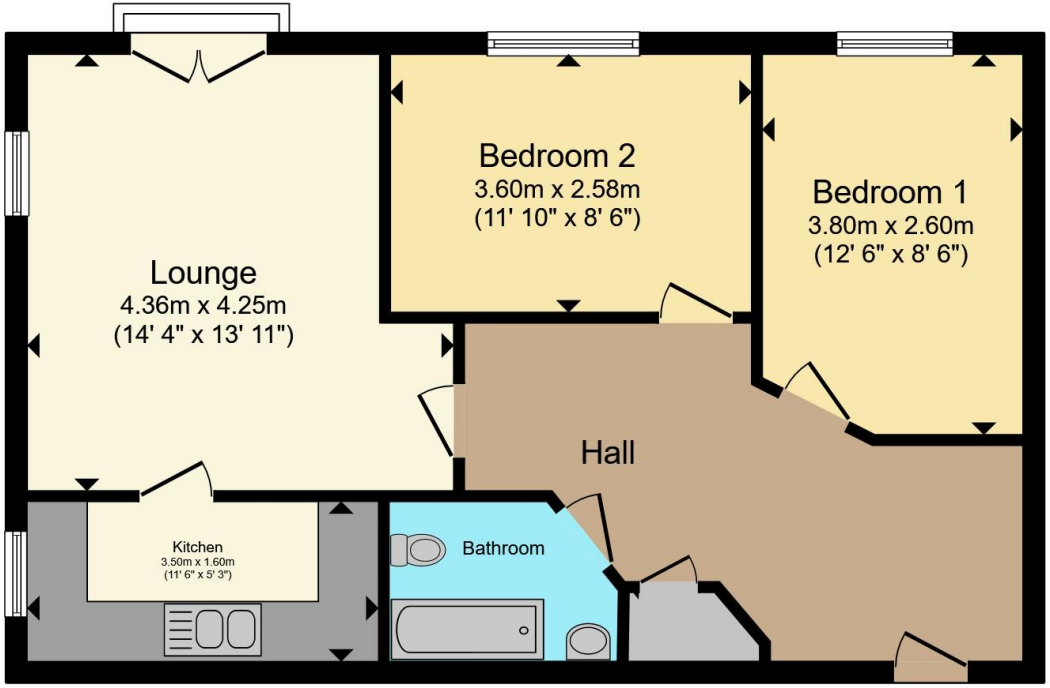
Wash hand basin. WC. Bath with shower over. Radiator. Tiled flooring.

Parking

Allocated parking space.







Floor Plan

Total floor area 60.1 m² (647 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





To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Council Tax Band: B

Service Charge: 2716.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311543

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.