



Meadow Way, Wing, Leighton Buzzard, LU7 0TG

welcome to

Meadow Way, Wing, Leighton Buzzard

FIRST TIME BUYERS! A MUST SEE two-bedroom property situated on this modern development in a prime village with easy access to local shops, schools and transport links. Call to today arrange viewings!

Entrance Hall

Double-glazed door to the front and stairs to the first floor.

Cloakroom

Pedestal wash hand basin and low-level WC. Radiator and double-glazed obscured window to the rear.

Lounge/Diner

Under stairs storage cupboard, radiator and space for a dining table and chairs. Double-glazed window to the rear and double-glazed French doors leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work top over, 1.5 stainless steel sink with drainer, integrated electric oven and a gas hob with a chimney style extractor fan over. Integrated fridge/freezer and space for a washing machine. Radiator and double-glazed window to the front.

First Floor Landing

Stairs from the ground floor, storage cupboard and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and double-glazed window to the front.

Bedroom Two

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with mixer taps and a shower over. Heated towel rail.

Outside

Rear Garden

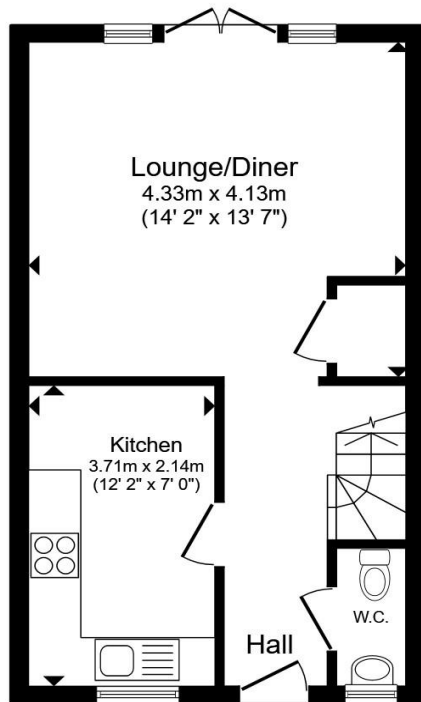
Enclosed by fencing with gated side access the garden is mainly laid to lawn with a small patio area.

Parking

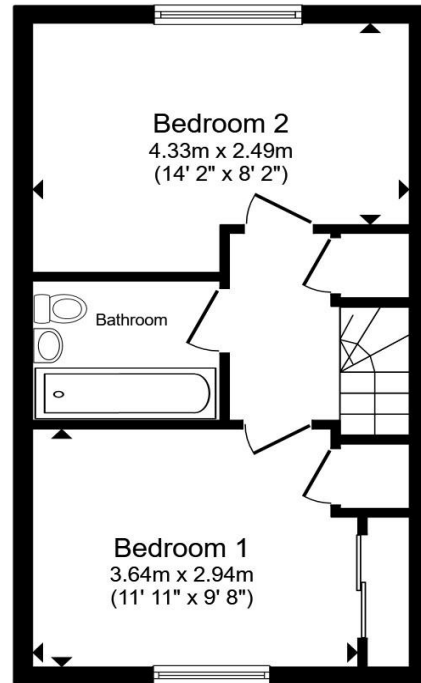
2 allocated parking spaces.

Agents Note

Peabody Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that a simultaneous staircase on completion, to enable the Freehold purchase. The advertised price is for the 100% Freehold. Your conveyancer will advise about the timescales involved and you should satisfy yourself with regards to the lending ability.



Ground Floor



First Floor

Total floor area 68.8 m² (740 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



welcome to
Meadow Way,
Wing, Leighton Buzzard

- PERFECT FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- PARKING
- MODERN DEVELOPMENT

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1061.88
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



view this property online [brownandmerry.co.uk/Property/LBZ109820](https://www.brownandmerry.co.uk/Property/LBZ109820)



Property Ref:
LBZ109820 - 0005

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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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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