

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Room Elizabeth Queen Street

, Leighton Buzzard, LU7 1BZ

£750 Per Calendar Month



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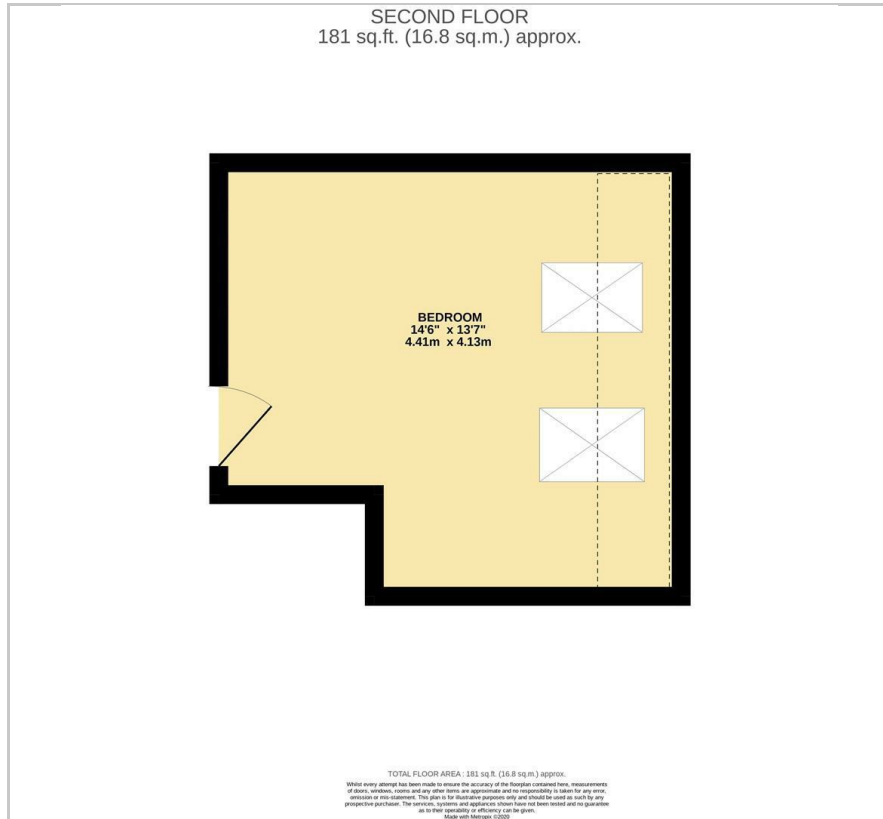
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Council Tax:

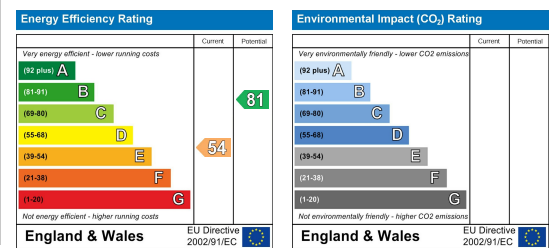
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- ROOM IN SHARED HOUSE
- COMMUNAL KITCHEN
- COMMUNAL GARDEN
- EASY COMMUTE TO LONDON
- EPC E
- SHARED BATHROOMS
- COMMUNAL DINING ROOM
- CLOSE TO TOWN CENTRE
- NEWLY CONVERTED TO HMO

\*\*Please email us your enquiry or to book a viewing\*\*

Please note: this is a House in Multiple Occupation (HMO).

Hunters are pleased to present to the lettings market this well-presented furnished double room, complete with a sofa, within a professionally managed shared house in the popular town of Leighton Buzzard. The property is ideally located close to local shops and within easy reach of the mainline railway station, making it highly convenient for commuters.

The accommodation is set over three floors and comprises six bedrooms in total. This bedroom is on the top floor along with a shower room, a modern kitchen/diner, a shared bathroom, to the middle floor and access to a rear garden.

Each room is furnished to a high standard, providing comfortable and contemporary living. All utility bills are included within the rent, with the exception of the TV licence.

This property offers well-maintained, hassle-free accommodation in a convenient and sought-after location.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11 Bridge Street, Leighton Buzzard, LU7 1AH

Tel: 01525 300899 Email: leightonbuzzardlettings@hunters.com <https://www.hunters.com>



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**