



Connells

Church Street
Leighton Buzzard



Property Description

A well-laid-out first floor flat, ideal for a first-time buyer or investment purchase. The lease is being extended to 999 years on completion of sale with modest ground rent and service charge costs.

Accessed via external steps to the rear, the property opens directly into the lounge, with the kitchen positioned to the right, complete with oven and access to the bathroom, which features a shower over the bath.

The bedroom is accessed from the lounge and provides comfortable accommodation. The property benefits from electric heating throughout.

Compact and low-maintenance, this is a small but practical property with plenty of potential.

Lounge

Front door into. Electric radiator. Loft access. Vinyl flooring.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Space for fridge freezer. Plumbing for washing machine. Space for freestanding electric cooker. Vinyl flooring.

Bedroom

Double glazed window. Electric heater. Vinyl flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Bath with shower over. Vinyl flooring.

Outside

Steps rising to front door.

Auctioneer's Comments

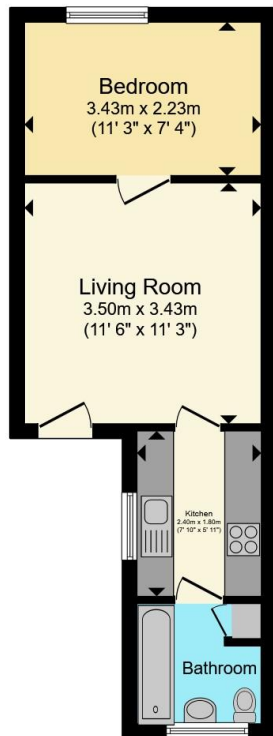
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The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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Total floor area 27.8 m² (300 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

Connells



To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: E Council Tax
Band: A

Service Charge: 1.00 Ground Rent:
1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311660

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Jun 1992. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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