



**Southcourt House. Southcourt Road, Leighton Buzzard,
LU7 2QF**

welcome to

Southcourt House. Southcourt Road, Leighton Buzzard

Well-presented two-bedroom ground floor property located in the popular residential area of Linslade just a short walk to the train station and local amenities and ideal for a FIRST TIME BUYER or if you looking to DOWNSIZE.

Entrance Hall

Wood laminate flooring, airing cupboard and doors to the lounge/diner, both bedrooms and the shower room.

Lounge/Diner

TV point, wood laminate flooring, electric heater and double-glazed bay window to the front. Archway to the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with drainer, integrated electric oven and electric hob with extractor fan over. Integrated dishwasher and space for a washing machine and fridge/freezer. Archway to the lounge/diner.

Bedroom One

Electric heater and double-glazed window to the rear.

Bedroom Two

Electric heater and double-glazed window to the rear.

Shower Room

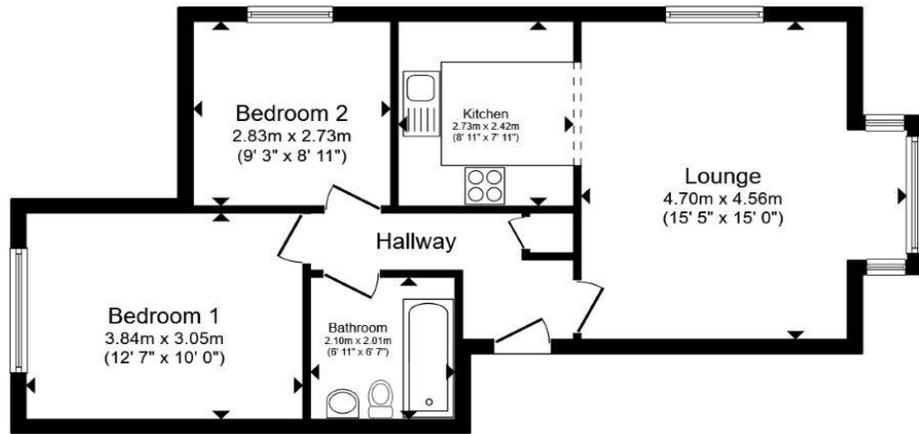
Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a shower cubicle. Heated towel rail and under floor heating.

Outside Parking

One allocated parking space plus visitor bays.

Garden

Access to a communal garden.



Ground Floor

Total floor area 55.6 m² (598 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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**Southcourt House, Southcourt Road,
Leighton Buzzard**

- TWO BEDROOM GROUND FLOOR APARTMENT
- SHORT WALK TO MAINLINE TRAIN STATION
- PERFECT FIRST TIME BUY
- ALLOCATED PARKING
- EXCELLENT LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2040.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



view this property online brownandmerry.co.uk/Property/LBZ109609



Property Ref:
LBZ109609 - 0004

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