

**Heath Road  
Leighton Buzzard, LU7 3AD  
Guide price £150,000**

Nestled on Heath Road in the charming town of Leighton Buzzard, this delightful maisonette offers a unique opportunity to reside in a converted period property that dates back to before 1914. With its dedicated private entrance, this home provides both privacy and character, making it an ideal choice for those seeking to create a blend of modern living and period charm.

The property features a generous reception room, which is perfect for entertaining guests or simply relaxing after a long day. The double bedroom is well-proportioned, providing a comfortable retreat for rest and relaxation. The kitchen is functional but in need of updating.

The property is in need of refurbishment so would suit an investor, or a buyer with funds and or knowledge to complete a refurbishment.

With a 999-year lease and 962 years remaining, this maisonette offers long-term security for its future occupants. Notably, there is no ground rent payable, as advised by the owner, which adds to the appeal of this property. Additionally, while there is a contribution towards block buildings insurance, the owner advises there is no regular service charge, making it a financially sensible choice.

This property is perfect for first-time buyers, investors, or anyone looking to downsize. With its prime location in Leighton Buzzard, you will enjoy easy access to local amenities, parks, and transport links, making it a convenient base for both work and leisure. Don't miss the chance to make this charming maisonette your new home.

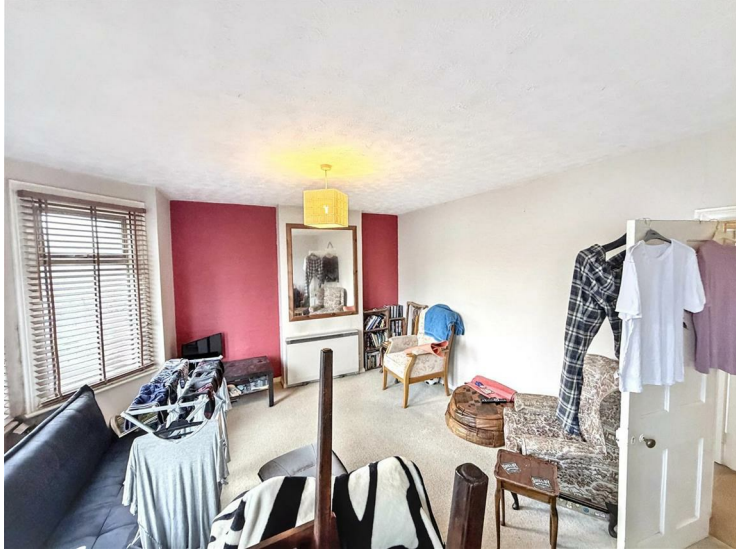
**Entrance**

**Entrance Hall**

**First Floor Landing**

**Lounge/Diner**

17'3" x 13'5" (5.27m x 4.10m)



**Main Bedroom**

11'1" x 11'11" (3.39m x 3.65m)



**Bathroom**



**Kitchen**

8'9" x 4'5" (2.68m x 1.37m)

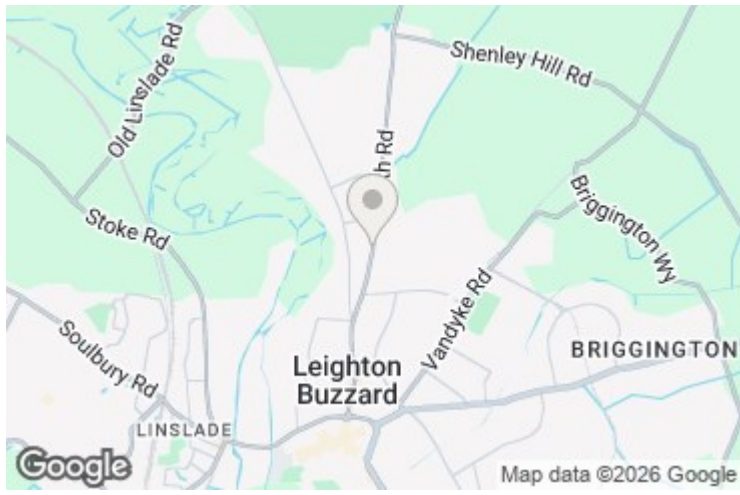


**Carpark**

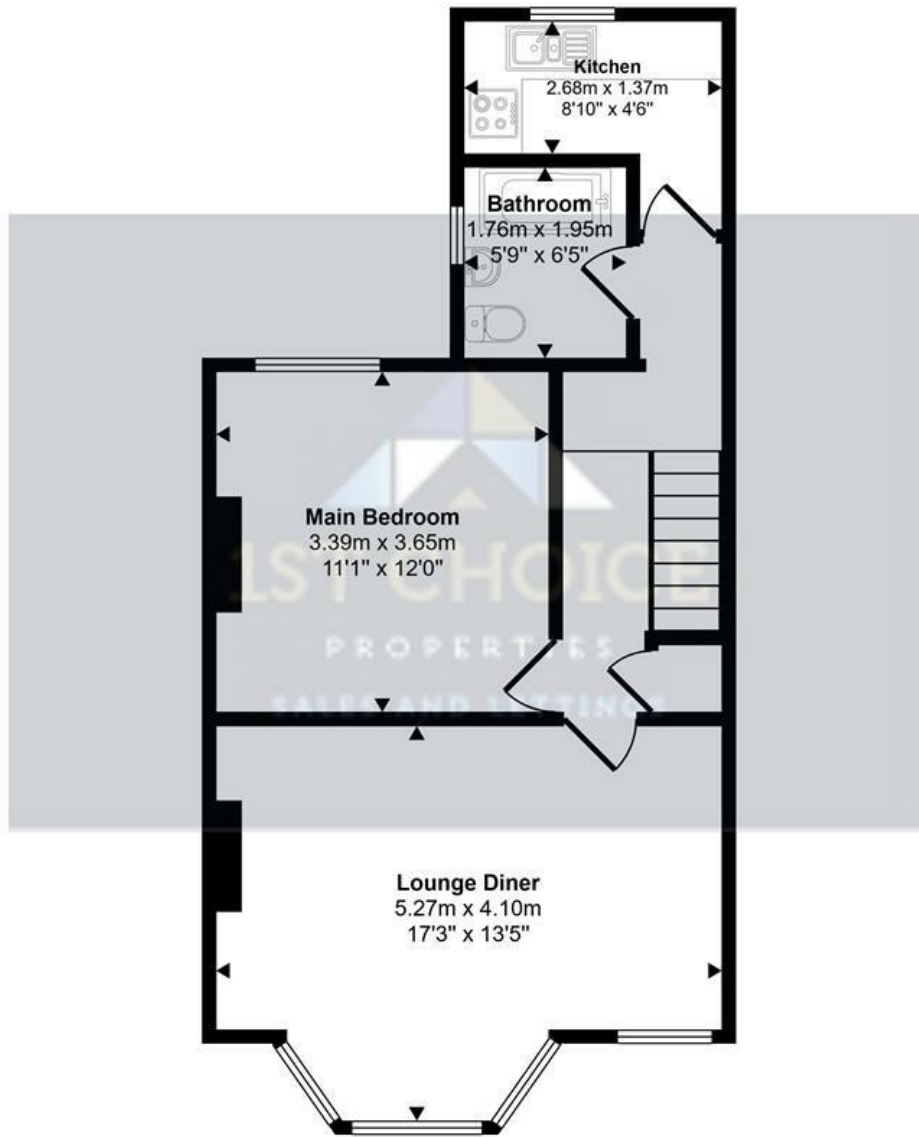


**NB Notes**

- Length Of Lease
- Lease Remaining
- Ground Rent
- Service Charge



Approx Gross Internal Area  
48 sq m / 517 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	53	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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