



Goodman Drive, Leighton Buzzard, LU7 4UJ

Offers In Excess Of £165,000



- No Upper Chain
- Two Bedrooms
- Quiet Top Floor Apartment
- Allocated Parking at Rear
- Spacious Open Living & Dining Area
- Separate Kitchen Space
- Long Lease of over 130 Years
- Perfect For Commuting to A5 & M1
- Good Sized Family Bathroom

Positioned on the top floor of the block is this spacious and well presented, two bedroom apartment with allocated parking and no upper chain.

The property has spacious rooms throughout, with the accommodation laid out over a single floor located on the top floor. There is an entrance hallway with two storage cupboards, one housing the boiler, as well as an open plan living & dining area, with separate Kitchen. Additionally there are two good sized bedrooms, accompanied by a family bathroom.

The block has well maintained communal gardens with feature hedging and plants. There is an outside bin store and space for storing cycles. There is one allocated parking space located in the car park behind the block. Visitor spaces are also available.

Lease Remaining is 134 Years, starting at 157 back in 2003.

The Service Charge is £2,818.00 per annum, 50% paid every 6 months.

The Ground Rent is £250 per annum, 50% paid every 6 months.

Council Tax Band B.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

Second Floor

