



Willow Way

Toddington,
Bedfordshire, LU5 6FD
£122,500

country
properties

Offered for sale with no upper chain, this first floor studio apartment features an open plan living room/bedroom area, fitted kitchen with built-in oven, hob and extractor hood, and modern bathroom. The property also has the benefit of an allocated parking space and communal garden area. Commuter links are available via M1 (J12): 1.5 miles and Harlington rail station: 2.7 miles (providing a direct service to St Pancras International). EPC Rating: C.

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via communal entrance door. Stairs to first floor landing.

FIRST FLOOR

LANDING

Private entrance door to:

ENTRANCE LOBBY

Built-in airing cupboard. Wood effect flooring. Doors to bathroom and to:

STUDIO ROOM (OPEN PLAN LIVING/BEDROOM AREA)

Two double glazed leaded light effect windows. Radiator. Built-in wardrobe. Recessed spotlighting to ceiling. Door to:

KITCHEN

Double glazed leaded light effect window. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and gas hob with extractor over. Space for refrigerator and washing machine. Cupboard housing gas fired boiler. Heated towel rail. Floor tiling. Recessed spotlighting to ceiling.

BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Extractor. Heated towel rail.



OUTSIDE

COMMUNAL GARDEN

Laid to lawn. Enclosed by fencing.

Current Council Tax Band: A.

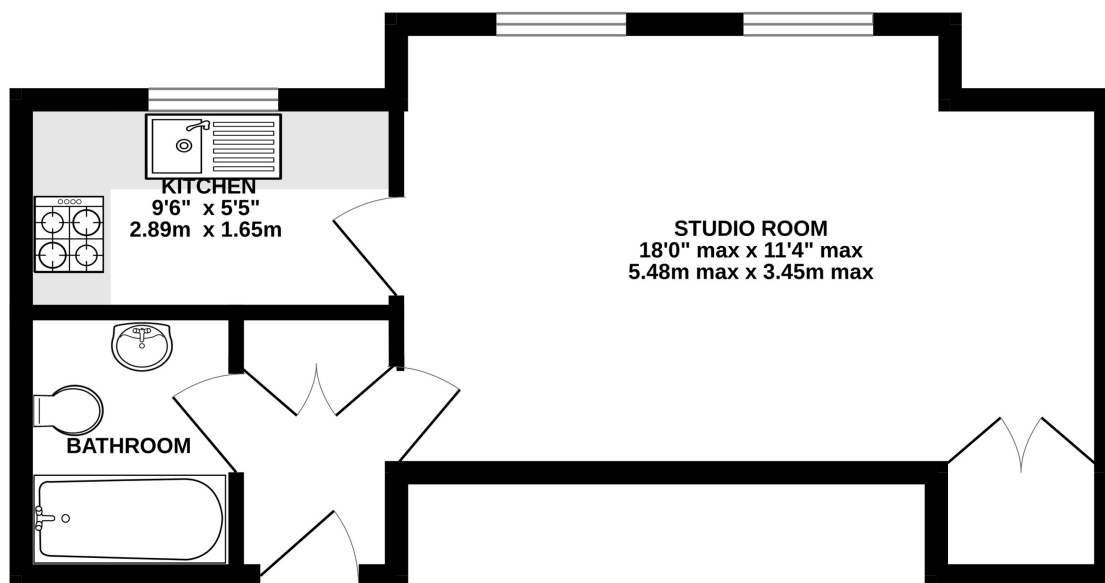
Lease: 125 years from 01/04/1992.

Ground Rent: TBC.

Service Charge: £824.68 for period
01/04/25 - 30/09-25 (£1,649.36
approx. per annum).



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	71
(39-54)	E	71
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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