



The Sidings

Toddington,
Bedfordshire, LU5 6FT
£230,000

country
properties

With the benefit of no upper chain, this modern first floor apartment features contemporary open plan living space incorporating a kitchen area with a range of integrated appliances (as stated), perfect to relax and entertain. There are two double bedrooms (the principal with en-suite shower room) and a separate bathroom. Externally there is an attractive courtyard style communal garden and residents' allocated parking. Convenient for commuters, Junction 12 of the M1 is within 1 mile, the recently opened A5-M1 link road approx. 2.3 miles and Harlington mainline rail station is approx. 2 miles. EPC Rating: B.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Accessed via communal entrance door with security entry system. Stairs to first floor landing.

FIRST FLOOR

LANDING

Private entrance door to:

ENTRANCE HALL

Two double glazed windows. Entry phone. Radiator. Built-in airing cupboard.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

Dual aspect via sash style double glazed window and walk-in bay with double glazed window. A range of base and wall mounted kitchen units with work surface areas incorporating sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Integrated washing machine, dishwasher and fridge/freezer. Part tiled floor. Recessed spotlighting to ceiling. Two radiators.

BEDROOM 1

Double glazed sash style window. Fitted wardrobe. Radiator. Door to:

EN-SUITE SHOWER ROOM

Sash style opaque double glazed window. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

BEDROOM 2

Double glazed sash style window. Radiator.

BATHROOM

Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling. Extractor.

OUTSIDE

COMMUNAL GARDEN

Courtyard style paved garden with shrub borders.



OFF ROAD PARKING

Allocated parking.

Current Council Tax Band: C.

Lease: 125 years from 01/01/2015

Ground Rent: £250.00 per annum.

Service Charge: £802.66 per annum.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

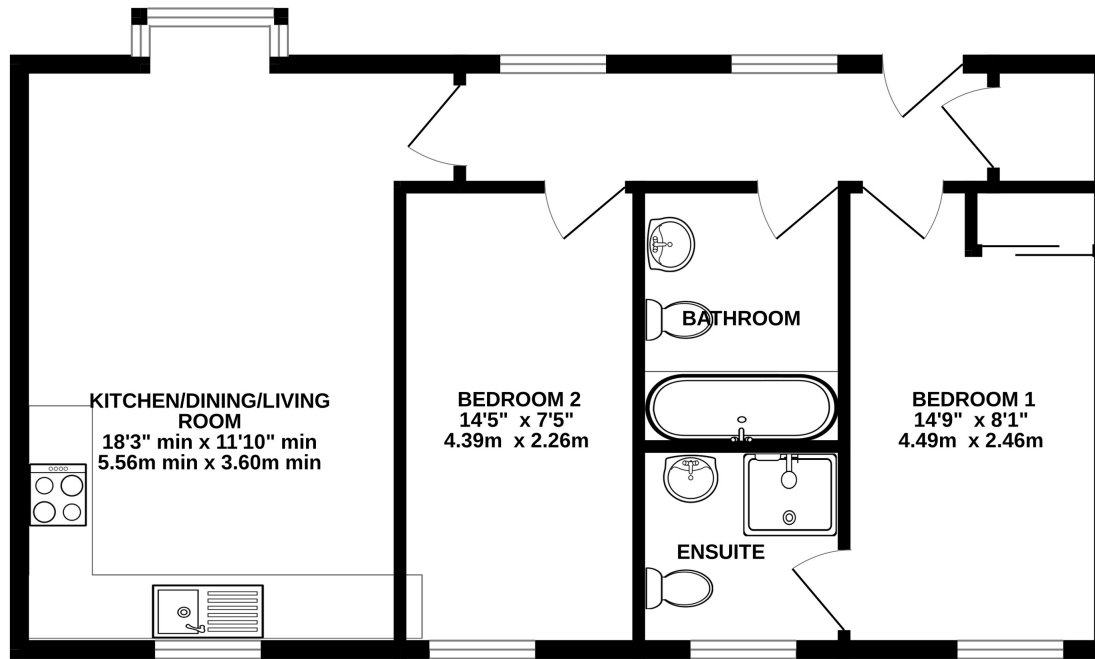
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



FIRST FLOOR



| Energy Efficiency Rating | | |
|--|----------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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