



34 Old Road, LinsladeLeighton Buzzard, . LU7 2RE

- 1 bedroom
- No upper chain
- Double glazed
- Gas to radiator heating
- Close to train station
- Viewing highly recommended



PROPERTY DESCRIPTION

SQUARES THE ESTATE AGENT ARE PLEASED TO OFFER A 1 BEDROOM MAISONETTE FOR SALE,

No upper chain,
Close to train station,
Gas to radiator heating,
Double Glazed,
Kitchen with appliances,
Lounge measures 13'5 x 11'9,
Bedroom measures 12'5 x 10'2,
Ideal BTL or FTB,
Viewing recommended

Lease length 84 years remaining
Ground rent £10.00 per annum
Service charge £540.00 per annum



ROOM DESCRIPTIONS

Entrance Hall

Double glazed door to front, Single radiator with thermostatic valve, dado rail, door to walk-in storage cupboard, door to all rooms except kitchen,

Lounge/diner

13' 5" x 11' 9" (4.09m x 3.58m)

Double glazed window to rear, single radiator with thermostatic valve, telephone point, TV point, door to kitchen.

Kitchen

9' 4" x 6' 2" (2.84m x 1.88m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splash backs, plumbing for washing machine, space for fridge/freezer, gas and electric points for cooker, double glazed window to rear, double radiator with thermostatic valve, wall mounted gas boiler serving heating system and domestic hot water

Bedroom

12' 5" x 10' 2" (3.78m x 3.10m)

Double glazed window to front, single radiator with thermostatic valve, telephone point, TV point.

Separate Wc

Double glazed window to front, low-level WC

Bathroom

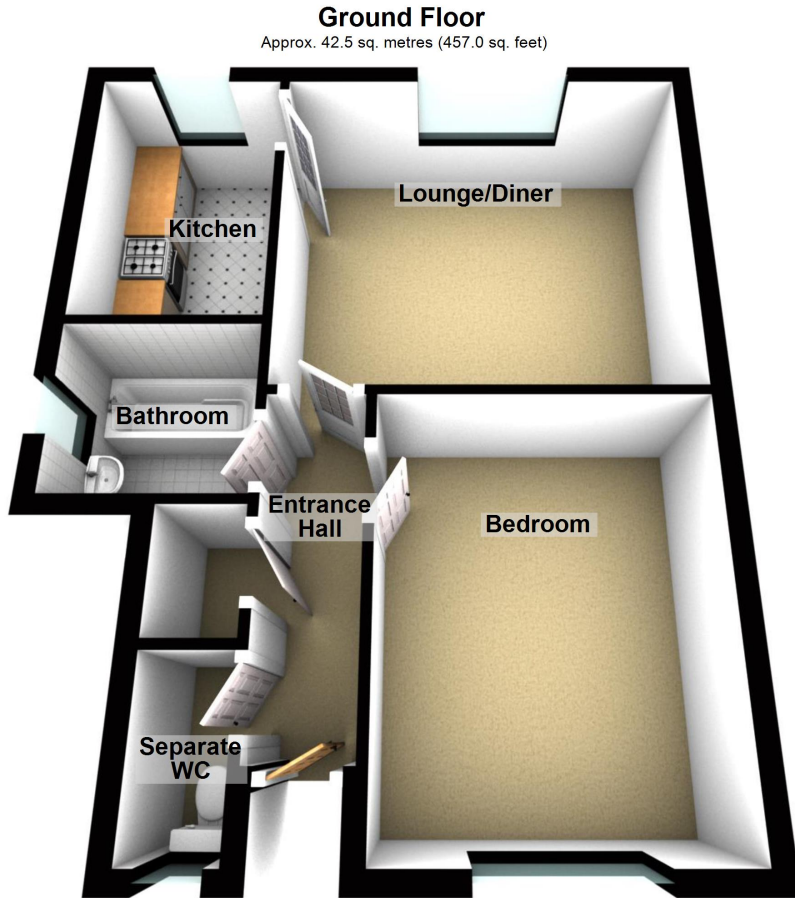
Two piece white suite comprising bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, shaver point, double glazed window to side, double radiator with thermostatic valve

Exterior

Steps to front door, brick built storage shed.



FLOORPLAN & EPC



Total area: approx. 42.5 sq. metres (457.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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