



Grovebury Road  
Leighton Buzzard, LU7  
Offers In Excess Of £160,000



EST. 2011  
**Q** QUARTERS  
ESTATE AGENTS

# Grovebury Road, Leighton Buzzard, LU7 4SB

\*\*\*VIEWINGS TO COMMENCE SATURDAY 30TH APRIL 2022\*\*\*

Quarters are delighted to offer for sale this well presented one bedroom first floor apartment, conveniently situated within walking distance of the Town Centre, local shops and amenities. The property has been much improved by the current owner, and offers bright and airy accommodation comprising: Entrance hallway, 16ft lounge/dining room, refitted kitchen, double bedroom and refitted bathroom. Additional benefits include double glazing, off road residents parking and balcony. Viewing is highly recommended.

## **Entrance Hallway:**

Enter via front door. Electric heater. Doors to bedroom and bathroom. Airing cupboard. Storage cupboard. Door to:

insurance is £265 per annum and the ground rent is £250 per annum. Council Tax Band: B

## **Lounge/ Dining Room:**

16'5 x 12'7  
Double glazed windows to side aspect. Double glazed double doors to balcony. Electric heater. Television point. Telephone point. Coving to ceiling.

## **Kitchen:**

9'3 x 6'0  
Refitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated oven and hob with filter hood over. Space for fridge freezer and washing machine. Tiling to water sensitive areas.

## **Bedroom:**

12'4 x 9'0  
Double glazed window to side aspect. Fitted wardrobes.

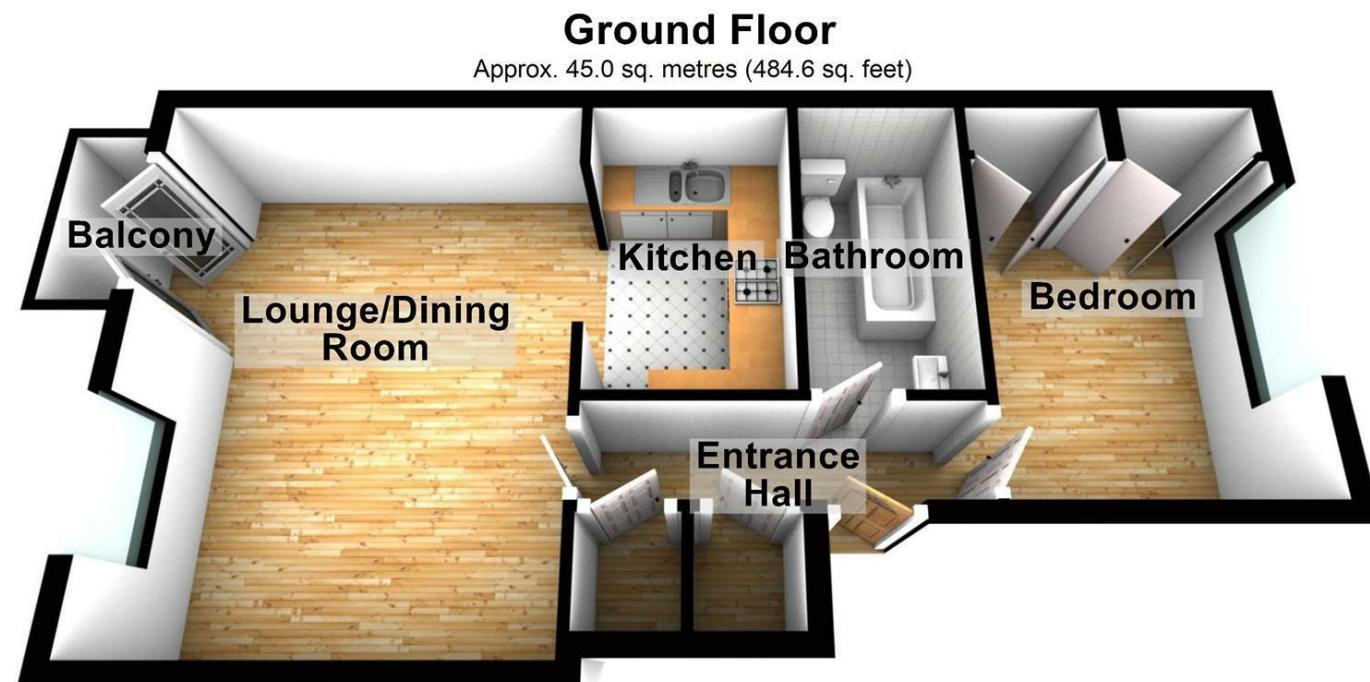
## **Bathroom:**

Chrome heated towel rail. Refitted white suite comprising low level WC, vanity wash hand basin and panel bath with shower over. Tiling to all walls. Extractor fan.

## **Agent's Note:**

This is a leasehold property. Our vendor advises there are approximately 98 years remaining on the lease. The vendor advises the service charge is £450 per annum, the buildings

## Floor Plan



Total area: approx. 45.0 sq. metres (484.6 sq. feet)

## Map

