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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



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Leighton Buzzard

PRICE GUIDE £229,950

# Leighton

## PRICE GUIDE

£229,950

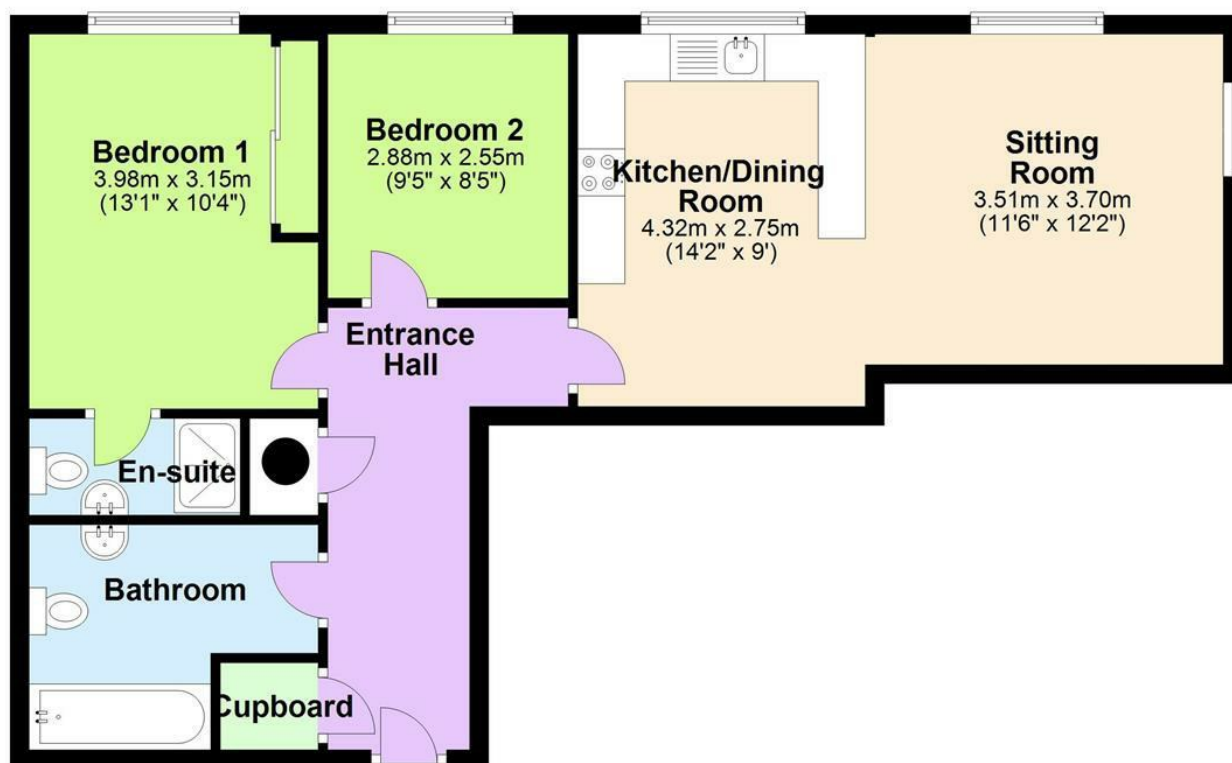
Sterling are delighted to bring to the market this fabulous two bedroom, two bathroom apartment presented in pristine condition throughout, and sold with no onward chain complications. Viewing comes highly recommended.



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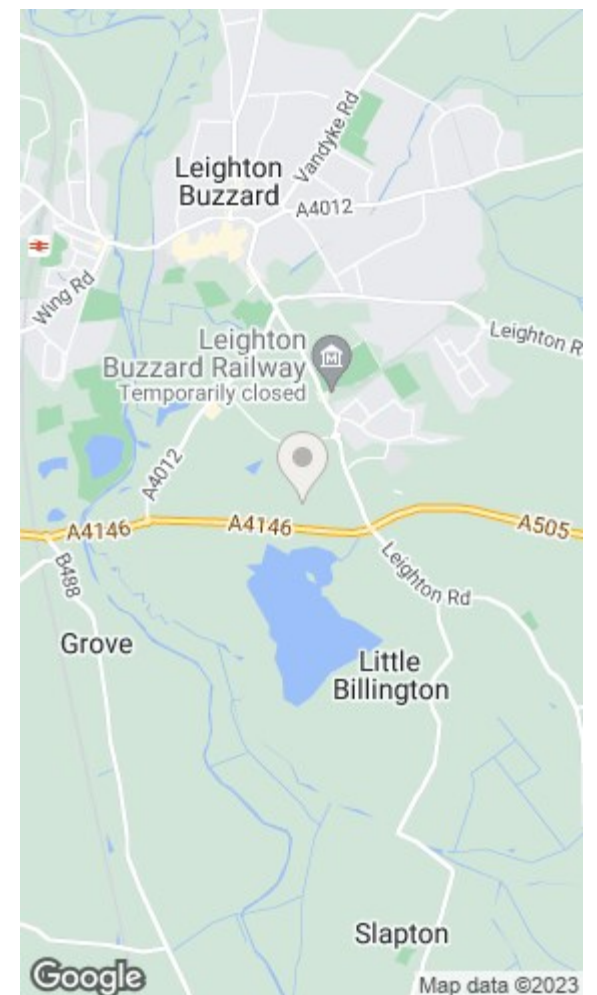
### Ground Floor

Approx. 64.3 sq. metres (691.7 sq. feet)



Total area: approx. 64.3 sq. metres (691.7 sq. feet)

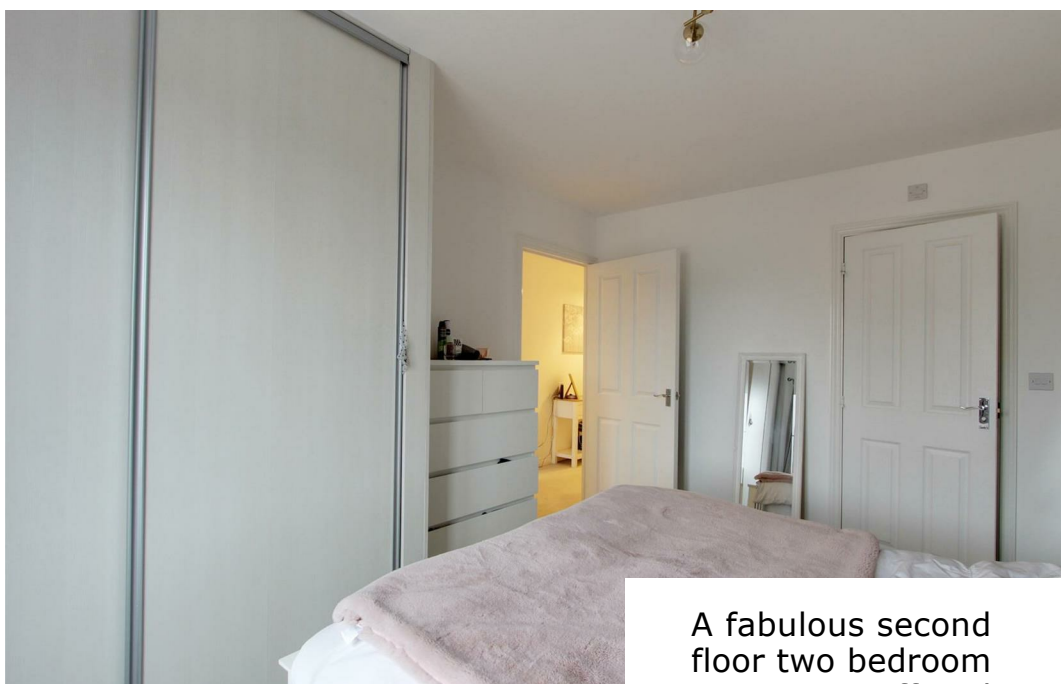
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	83		

**Energy Efficiency Rating:** A scale from A (Very energy efficient - lower running costs) to G (Not energy efficient - higher running costs).  
**Environmental Impact (CO<sub>2</sub>) Rating:** A scale from A (Very environmentally friendly - lower CO<sub>2</sub> emissions) to G (Not environmentally friendly - higher CO<sub>2</sub> emissions).





A fabulous second floor two bedroom apartment offered with no onward chain.



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The property  
A spacious two bedroom second floor apartment with parking and a fabulous open plan kitchen / dining space, opening to a glorious bright and airy sitting room. Two spacious bedrooms with en-suite to the master, a family bathroom suite and storage cupboard. One allocated parking space and dedicated visitors parking.

Locality  
The property is located in the popular modern development of 'Roman Gate' and was originally constructed in 2014, just 9 years ago so will benefit from remaining NHBC guarantee. The property is ideally situated within walking distance of the town centre which has a wide range of shops, supermarkets, pubs, restaurants and cafes as well as a twice weekly vibrant charters market. Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park.

Commuter Links.  
There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London Euston in under 40 minutes.

#### Lease Details

The seller advises the following :

125 Years from 01/01/2015 / 117 years remaining  
Approx svc charge £1100 p/a.  
Approx ground rent £250 p/a.

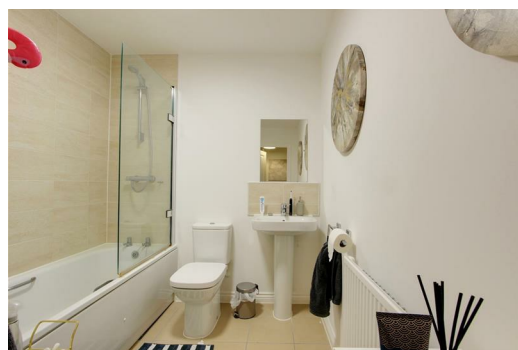
#### Agents Notes

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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