



Augustus Road, Leighton Buzzard, LU7 9NS

£210,000





- **Unique Split Level Maisonette With Two Floors**
- **Two Double Bedrooms**
- **Mezzanine Master Bedroom with Velux Window**
- **Two Allocated Parking Spaces**
- **Refitted Modern Family Bathroom**
- **Immaculate Condition Throughout**
- **Perfect Location for Commuting on A5 & M1**
- **Quiet Tucked Away Position Overlooking Greenery & River to the Front**
- **Spacious Lounge/Diner with Separate Kitchen**
- **No Service Charges to Pay with Very Low Ground Rent Payment**

Tucked away within a quiet cul de sac location in the village of Hockliffe bordering Leighton Buzzard, comes this much improved and uniquely designed split level maisonette with generous rooms set over two floors to include a stunning mezzanine master bedroom and roof Velux windows.

The property is set right back from the roadside overlooking open greenery, trees and a river to the front, while outside there are open gardens to enjoy as well as two allocated parking spaces.

The property also benefits greatly from having no service charge payments, along with a low annual ground rent, making it a highly cost effective option for both owner occupiers and investors. These minimal ongoing costs contribute to excellent long term value and can help keep monthly outgoings comfortably low.

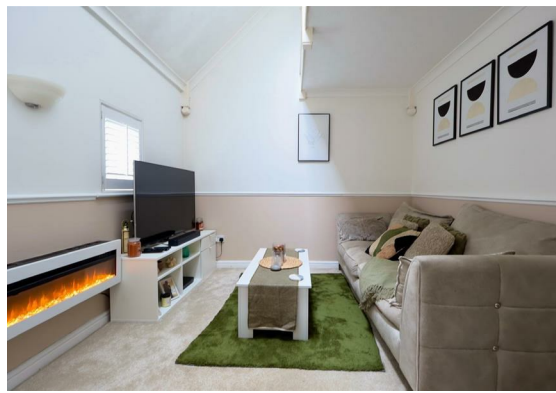
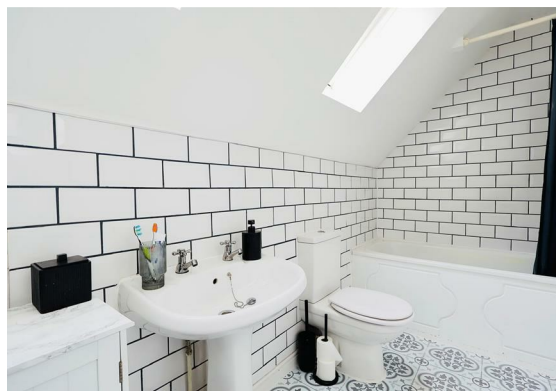
Hockliffe is a charming and well-established village located in Central Bedfordshire, offering a peaceful semi-rural lifestyle while remaining highly convenient for commuters and families alike. Surrounded by open countryside and scenic walking routes, the village provides a welcoming community atmosphere with a blend of traditional character and modern living.

The village benefits from a range of everyday amenities including a village shop, public house, primary school and recreational facilities, all contributing to its strong sense of local identity. For more comprehensive shopping, leisure and dining options, the thriving market town of Leighton Buzzard is just a short drive away, offering supermarkets, high street retailers, restaurants and a mainline railway station with direct services to London Euston.

Hockliffe is particularly well positioned for transport links, with easy access to the A5 providing convenient connections to Milton Keynes, Dunstable, Luton and beyond. This makes it ideal for those seeking a balance between countryside living and modern convenience, with excellent road and rail links within close reach.







The property comes set over two floors, with a private front door located on the ground floor with a staircase leading up to the accommodation. The first floor has a spacious landing area leading with an understairs storage cupboard, as well as doors leading into the first double bedroom and the generous L-Shaped lounge/dining space with vaulted ceiling and a two windows for ample natural light. There is additionally a separate kitchen area with plenty of fitted storage and space for all appliances.

Further stairs then rise up to the second floor landing with an airing cupboard and doors into the family bathroom and the master bedroom which is an impressive sized double, in a unique mezzanine style setup. The family bathroom has also been recently refitted with a white three piece suite and complimentary modern subway tiling.

To the front of the property is a small manageable paved patio with a shingle area and a pathway leading to the two allocated parking spaces in the car park area. There is an outside bin store as well as communal gardens for residents to enjoy.

The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and how water is via immersion heater. There is mains electricity connected.

Total Square Foot 785.76.

Council Tax Band B.

Remaining Lease is 93 Years, started at 125 Years.

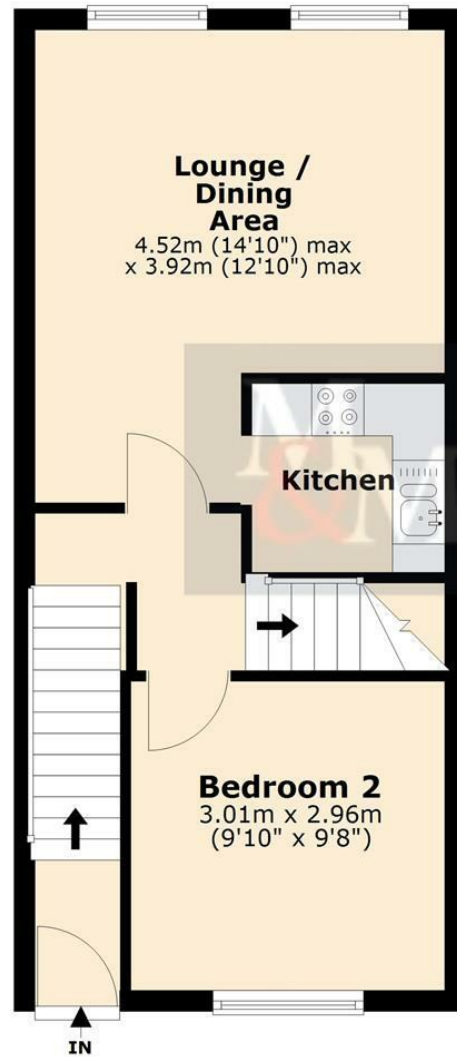
Service Charge is £0.00 per annum.

Ground Rent is £37.50 paid every 6 months.

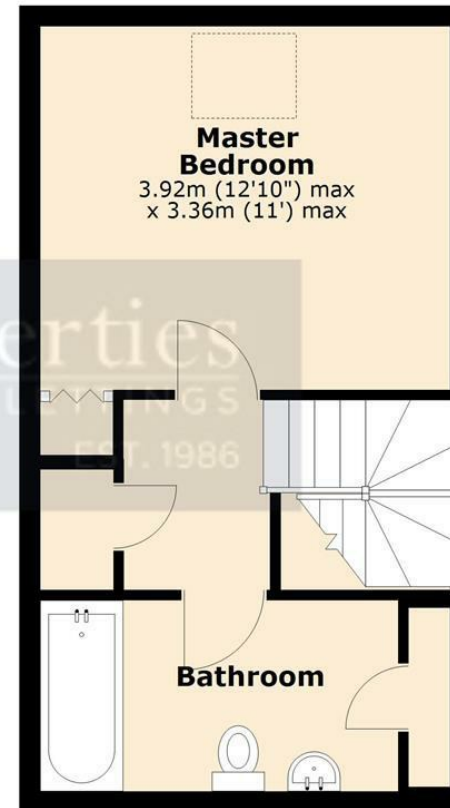


## Floor Plan

### First Floor



### Second Floor



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

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