



Oakland House, Leighton Buzzard

£199,995



# Oakland House, Leighton Buzzard

TWO DOUBLE BEDROOMS | NO UPPER CHAIN | ENSUITE TO MASTER BEDROOMS | GATED CAR PARK | SHARE OF FREEHOLD | SHORT WALK TO STATION & TOWN CENTRE | LARGE TOP FLOOR APARTMENT

M & M Properties are pleased to offer this RARELY AVAILABLE, TWO DOUBLE BEDROOM FREEHOLD, TOP FLOOR APARTMENT, situated within OAKLAND HOUSE, right in the heart of the town centre of Leighton Buzzard.

Built in 2000, Oakland House beautifully constructed building keeping in line with the towns significant character features. There are a selection of large apartments with spacious rooms, beautiful communal gardens aswell as a GATED CAR PARK providing secure allocated parking. The location offers a very short walk into the town centre itself aswell as being less than a mile walk to the mainline train station.



## Location

Built in 2000, Oakland House was beautifully constructed by McCann Homes and is a prominent building keeping in line with the towns significant character features. There are a selection of large apartments with spacious rooms, beautiful communal gardens aswell as a GATED CAR PARK providing secure allocated parking. It is located on the edge of the Leighton Buzzard town centre offering a short walk into the main high street which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses aswell as a vibrant twice-weekly charters market. There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

## Accommodation

The property is set over a single floor to include an entrance hallway with an airing cupboard, a large living room, a separate kitchen area, two double bedrooms with the master bedroom having built in wardrobes and its own ensuite, then finally a family bathroom.

## Parking

There is one allocated parking bay to the rear of the property behind secure electric gates.

## Lease

The property has been advised by our vendor to be managed Freehold and have been advised there is a remaining lease on the property of 102 years.

## Service Charge

£1037.86p per annum

## Ground Rent

£0 per annum

## Tenure

We as agents can confirm this property is leasehold, however resident to manage the Freehold.

## Council Tax Band

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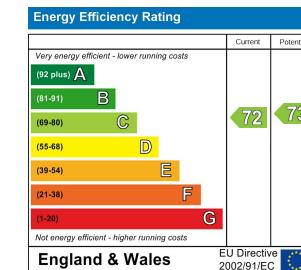
## Area Map



## Floor Plan



## Energy Efficiency Graph



## 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

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