



Rush Court, Beaudesert, Leighton Buzzard, LU7 1HR

Offers In Excess Of £200,000

Rush Court, Beaudesert, Leighton Buzzard, LU7 1HR Floor Plan

- No Upper Chain
- On The Doorstep of The Town Centre
- Ground Floor Maisonette
- Own Private Front Door & Front Garden
- Two Bedrooms
- Spacious Living Room with Feature Bay Window
- Ideal for First Time Buy or Downsize
- Long Lease over 980 Years Remaining
- Short Walk to Mainline Train Station
- Perfect For Commuting to London

Conveniently positioned in the sought after town centre location of Rush Court is this well presented two bedroom ground floor apartment with its own private entrance, allocated parking, front garden and no upper chain.

Not only is the bustling town centre walkable in just a few minutes with a wide range of local amenities and shops on the doorstep, but this property is perfectly suited for the active commuter as the mainline train station is just short 20 minute walk meaning London Euston can be accessed in under an hour!

The property is set over a single floor on the ground level, with access being through a private front door. From here there is an entrance hallway with doors leading into both bedrooms and the family bathroom with a modern three piece suite. As well as this there is a door into the light and airy living space with the feature bay window and an open plan kitchen space.

Additionally there is outside space to enjoy which includes an enclosed front garden as well as a small outside patio which could comfortably fit a table and chairs for Al-fresco dining.

There is one allocated parking space located at the rear of the building.

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band C.

Remaining Lease is 980 Years.

Annual Service Charge is £1,816.20

Annual Ground Rent is £150.00

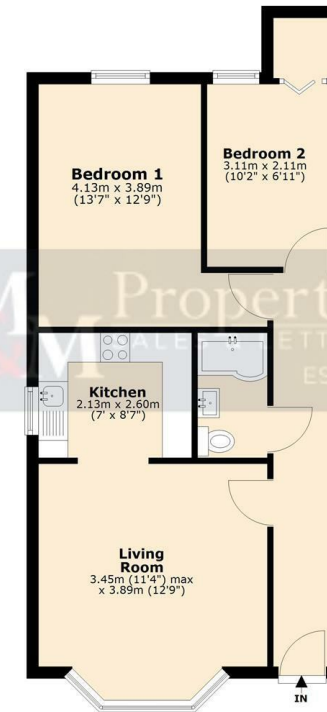
Viewing

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.

Ground Floor



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

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