



The Hollies, Church Road, Linslade, LU7 2LR

£230,000



- Beautiful One Of A Kind Property
- Stunning Conversion of Victorian Building
- Exceptionally Large One Double Bedroom Apartment
- Less than 300 yards to Mainline Station
- Two Full Length Bay Windows
- Wonderfully Bright & Airy Throughout
- Allocated Off Road Parking to Rear
- 19Ft Living Room with Feature Fireplace
- Renewed Lease & £0 Ground Rent
- Conservation Area in Linslade

M & M Properties are exceptionally pleased to offer with NO UPPER CHAIN this UNIQUELY DESIGNED AND A TRUE ONE OF A KIND APARTMENT, WHICH HAS BEEN CONVERTED FROM A STUNNING VICTORIAN BUILDING, situated along a HISTORIC ONE WAY ROAD in Linslade, less than 300 yards from the mainline train station.

'The Hollies' is a large and imposing Victorian building boasting impressive architecture to include beautiful sash windows, steeply pitched roofs, ornate gables and masonry. painted iron railings and 'Churchlike' rooftop finials. The building is believed to originally date back to circa 1864 and this properties is one of 9 unique properties with the lease being recently renewed to to 992 YEARS WITH NO GROUND RENT.

Location

Church Road is a historic one-way road in Linslade which consists of various Victorian properties as well as the popular Hunt Lodge. The property sits in a conservation area and is just a very short walk to the mainline train station which is accessed through Linslade Recreation Ground and provides a direct link into London Euston in approx 30 minutes. Additionally the property is within a short drive to popular linking roads like the A5, A4146, A421 and the M1.

The property is situated close to the Leighton Buzzard town centre, which is just a short 5 minute walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market and Grand Union Canal.





Accommodation

The apartment boasts surprisingly spacious rooms throughout, with a total floor space of over 620 square feet making it larger than the majority of more modern two bedroom houses!

As you enter through the communal areas below, the property is situated on the first floor and accessed through a typically large Victorian style front door. This leads directly into a surprisingly large entrance hallway which can be used easily as a study area or for home office use due to its size.

To the right is the main living room which features the first of the full length bay windows which flood the property with natural light as well as the central ornate feature gas fireplace. To the left of the entrance hallway there is an exceptionally large double bedroom which features the second full length bay window as well as two sets of floor to ceiling built-in wardrobes. In addition to this there is a family bathroom and the kitchen which are also being accessed from the entrance hallway.

Entrance Hallway/Study Area
9'11" x 8'0" (3.03m x 2.46m)

Lounge/Dining Room
19'10" x 13'10" (6.07m x 4.24m)

Kitchen
10'8" x 9'1" (3.27m x 2.78m)

Master Bedroom
16'3" x 11'1" (4.96m x 3.38m)

Family Bathroom
7'8" x 6'8" (2.34m x 2.04m)

Exterior & Parking

To the front of the building is a shingle area, path leading to the front door and iron railings facing the roadside. There is pedestrian and vehicular access to the rear where there is a very large private car park with an allocated parking space which fits two vehicles one in front of the other, feature lawned areas and a tree, all enclosed by brick walls and timber fencing.

Tenure

We as agents can confirm this property is leasehold, however the Freehold is managed by the residents of The Hollies.

Lease

The remaining lease is 992 years remaining.

Service Charge

£147.08p per month which includes buildings insurance.

Ground Rent

There is £0.00 Ground Rent to pay for the property.

Council Tax Band

B



Floor Plan



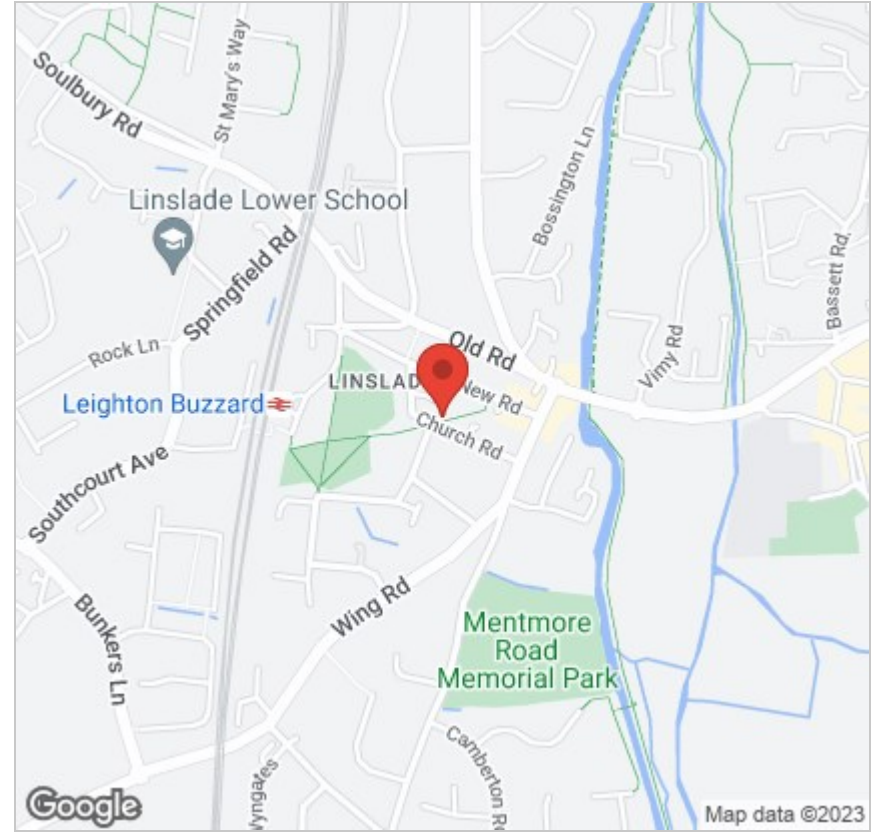
Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

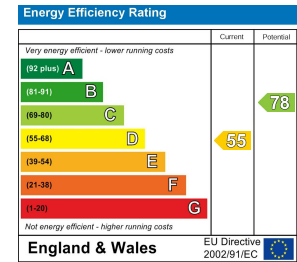
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of 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.

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Area Map



Energy Efficiency Graph



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