



Falcon Mews, Stanbridge Road, Leighton Buzzard, LU7 4QX

welcome to

Falcon Mews, Stanbridge Road, Leighton Buzzard

Offered with NO UPPER CHAIN, this superb two-bedroom, GROUND FLOOR apartment boasts its own private entrance, en suite to the principal bedroom, parking directly outside the front door, and stylish, move-in-ready accommodation throughout - ideal for first-time buyers, downsizers or investors.

Entrance Hall

Double-glazed door to the rear, electric storage heater and storage cupboard. Doors to the lounge/diner, both bedrooms and the bathroom.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, single bowl sink with mixer tap and drainer, integrated electric oven and electric hob with extractor fan over. Space for a washing machine, slimline dishwasher and a fridge/freezer. Double-glazed window to the rear.

Lounge / Diner

TV point, 2 electric storage heaters and 2 double-glazed windows with fitted shutters to the front.

Bedroom One

TV point, electric storage heater and double-glazed window to the front. Door to the en-suite.

En-Suite

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a shower cubicle. Extractor fan.

Bedroom Two

Electric storage heater and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with mixer tap, shower screen and shower over. Heated towel rail and double-glazed obscured window to the rear.

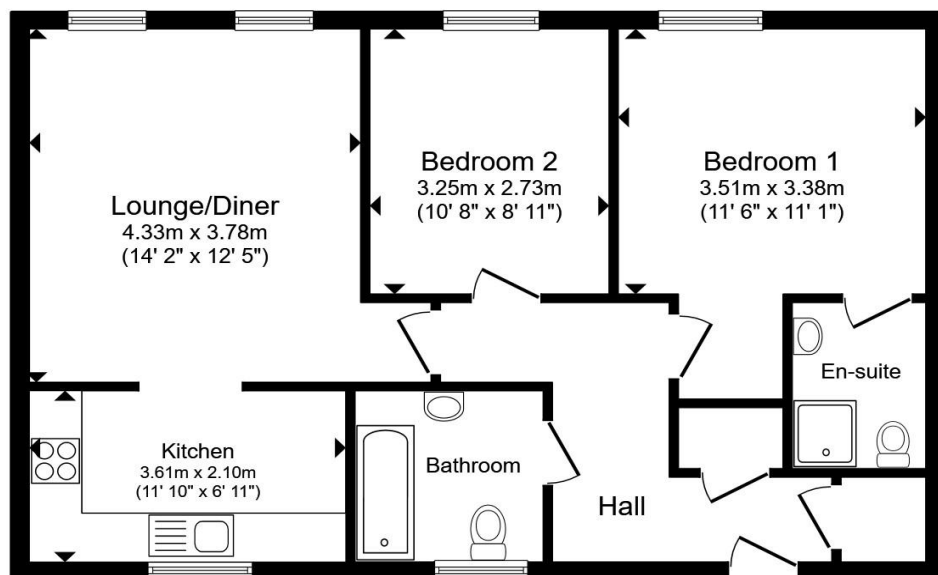
Outside Parking

Allocated parking.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 66.7 m² (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Falcon Mews, Stanbridge Road,
Leighton Buzzard

- TWO-BEDROOM APARTMENT
- CHAIN FREE
- GROUND FLOOR
- OWN PRIVATE ENTRANCE
- EN-SUITE TO MASTER

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1250.00
Ground Rent: 359.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



view this property online [brownandmerry.co.uk/Property/LBZ109810](https://www.brownandmerry.co.uk/Property/LBZ109810)



Property Ref:
LBZ109810 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)