

Connells

Goodman Drive
Leighton Buzzard

Goodman Drive
Leighton Buzzard LU7 4UJ

for sale
£180,000







Property Description

This well-presented ground floor two-bedroom flat is conveniently located in Leighton Buzzard and offers comfortable, practical living with the benefit of allocated parking.

Upon entering the property, the bathroom is located immediately to the left and features a modern suite including a double shower. The flat offers two good-sized bedrooms, both suitable for doubles or flexible use as a home office or guest room.

To the rear of the property is a bright lounge providing a pleasant living space, with a small kitchen set just off the main living area, creating an open yet defined layout ideal for everyday living.

The property further benefits from an allocated parking space, making it an ideal choice for first-time buyers, downsizers, or investors.

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.

Entrance Hall

Radiator. Storage.

Lounge

Double glazed window. Electric radiator. Electric fire. Laminate flooring.

Kitchen

Double glazed window. Stainless steel sink and drainer. Induction hob. Plumbing for washing machine. Plumbing for dishwasher. Integrated oven. Space from fridge freezer. Vinyl flooring.

Bedroom One

Double glazed window. Electric radiator. Laminate flooring.

Bedroom Two

Double glazed window. Electric radiator. Laminate flooring.

Bathroom

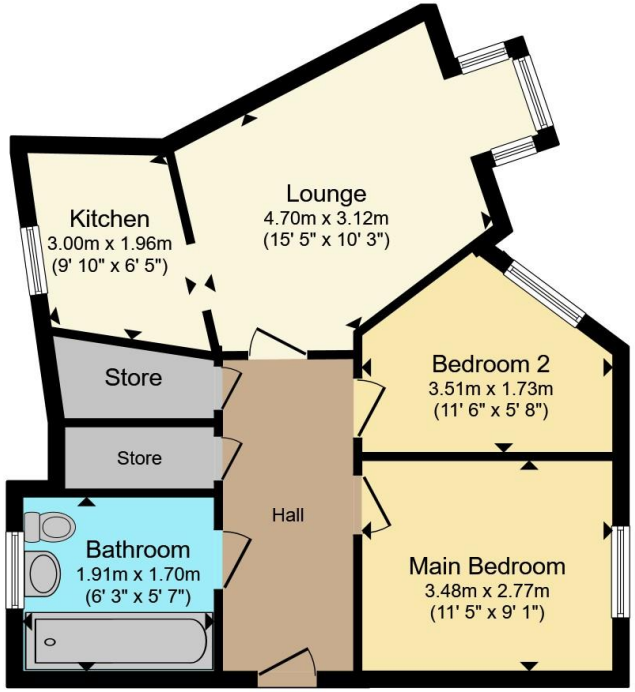
Double glazed window. WC. Wash hand basin. Electric radiator. Shower cubicle. Tiling to wet areas. Vinyl flooring.

Parking

1 allocated parking space.







Ground Floor





Total floor area 53.0 m² (570 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

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax Band: B

Service Charge: 2532.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311544

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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