

Connells

Draper Way
Leighton Buzzard

Draper Way
Leighton Buzzard LU7 4UE

for sale
£215,000







Property Description

Situated within a popular residential development on the eastern side of Leighton Buzzard, this well-presented two double bedroom coach house offers spacious accommodation, practical storage and excellent access to local amenities, making it ideal for first-time buyers, downsizers and investors.

The property benefits from a private entrance leading to a bright and spacious dual-aspect lounge/dining room, providing plenty of room for both relaxing and entertaining. The modern fitted kitchen is well-equipped with a range of units and integrated cooking appliances.

Both bedrooms are generous doubles, with the principal bedroom featuring a useful dressing area. The contemporary bathroom is fitted with a modern suite and shower over the bath.

On the ground floor, the adapted garage provides excellent storage and utility space, complete with internal access and an under-stairs cupboard. Further benefits include gas central heating, a part-boarded loft, on-street residential parking and a long lease.

Draper Way is conveniently located close to local shops, parks and everyday amenities. Leighton Buzzard Train Station offers direct services to London Euston in around 30 minutes, while the A5, M1 and A4146 provide excellent road connections. The town centre, reputable schools and the scenic Grand Union Canal are also within easy reach.

Early viewing is highly recommended.
Contact Connells today to arrange your appointment.

Agents Note

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

Garage / Reception Room

First Floor Landing

Lounge / Diner

Kitchen

Bedroom One

Dressing Area

Bedroom Two

Bathroom

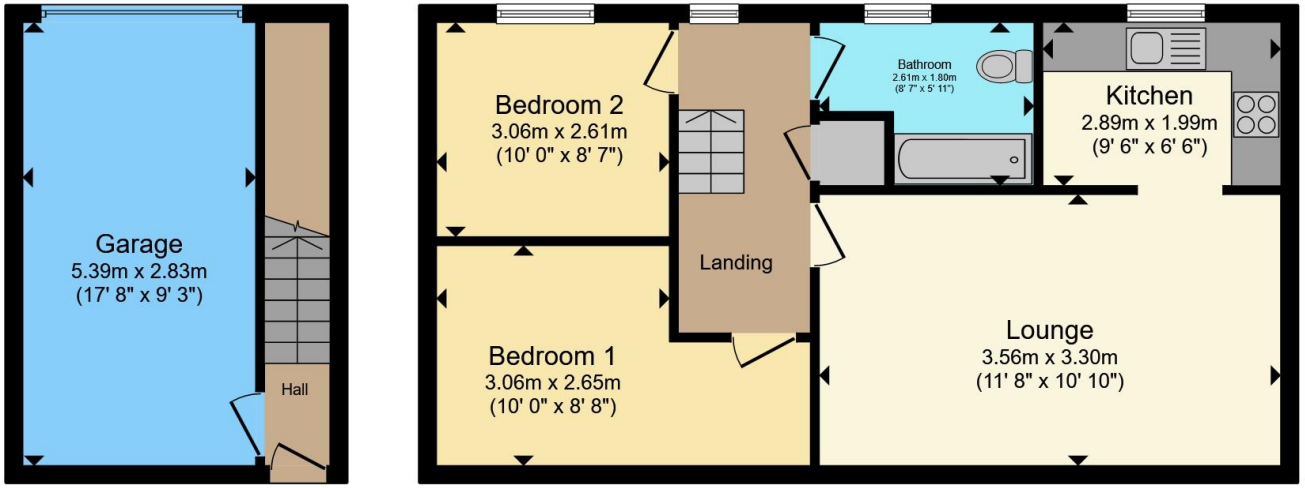
Outside

Parking

On-street residential parking.







Ground Floor **First Floor**





Total floor area 75.3 m² (810 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

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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: 1924.00

Ground Rent: 257.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311791

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.

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.