

Connells

Langtry Court Hockliffe Road
Leighton Buzzard

Langtry Court Hockliffe Road
Leighton Buzzard LU7 3FP

for sale
£175,000







Property Description

INVESTORS ONLYTENANT IN SITU**

This stunning one bedroom ground floor maisonette is a fantastic opportunity to own a modern and stylish home in a town centre location. The property boasts immaculate condition and has been well-maintained.

The maisonette benefits from secure gated allocated parking, providing peace of mind and convenience for residents.

The property has the potential to be purchased fully furnished. The furnishings have been carefully selected to complement the modern decor and create a cosy and comfortable living space.

Recently, a new electric boiler has been installed, providing efficient heating and hot water for the property. Additionally, an underfloor heating system has been fitted, ensuring the home is warm and inviting all year round.

The property benefits from a good length lease, providing security and peace of mind for the new owners. The location is perfect for those who enjoy being in the heart of the town, with easy access to local amenities, shops, and restaurants.

Overall, this one bedroom ground floor maisonette is a fantastic opportunity to own a stylish, modern, and comfortable home in a convenient location. With immaculate condition, secure parking, potential for fully furnished purchase, newly fitted electric boiler, underfloor heating, and a good length lease.

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 Hall

Storage cupboard housing boiler. Laminate flooring.

Open Plan Lounge/Kitchen/Diner

Lounge Area
Double glazed window. Radiator. Laminate flooring.

Kitchen Area
Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. 1.5 bowl stainless steel sink and drainer. Induction hob with cookerhood over. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Tiled flooring.

Bedroom

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bathroom

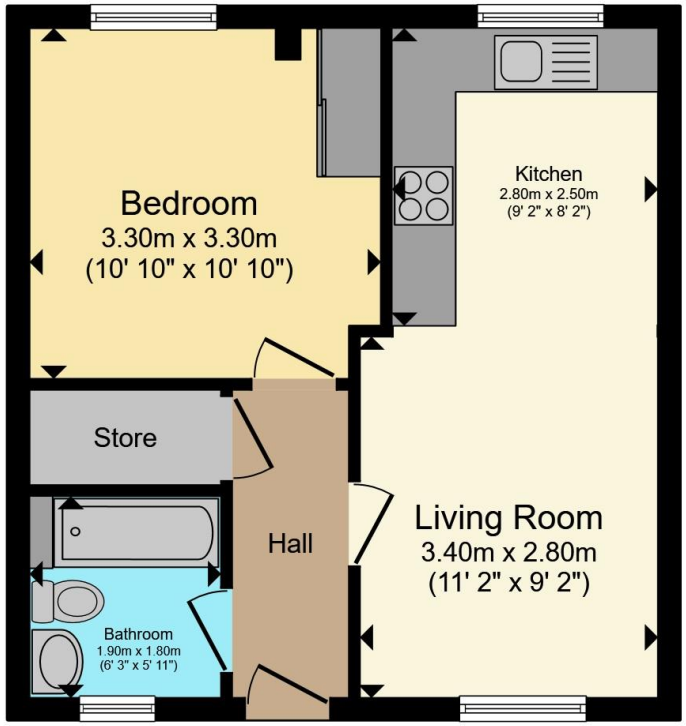
Bath with shower over. WC. Wash hand basin. Partly tiled walls.

Parking

1 allocated parking space.











Total floor area 37.2 m² (400 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

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax Band: B

Service Charge: 1800.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311705

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2004. 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.

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