goodmove



Town Bridge Mill Leighton Road, Leighton Buzzard, LU7 1LH
Offers in excess of £150,000

A well-proportioned one-bedroom apartment within the popular Town Bridge Mill development, ideally positioned for Leighton Buzzard town centre and the mainline railway station. Offering approximately 535 sq ft of accommodation, the property features a generous lounge/diner, separate kitchen, double bedroom and bathroom.

The layout provides comfortable, low-maintenance accommodation and would be particularly well suited to a first-time buyer, commuter or buy-to-let investor.

Town Bridge Mill occupies a particularly convenient position on the edge of Leighton Buzzard town centre, putting a broad selection of independent shops, cafés, restaurants, supermarkets and the town's traditional twice-weekly market within easy reach.

For commuters, Leighton Buzzard railway station is within walking distance. The station provides mainline rail connections towards London, while the A5, A505 and nearby M1 give convenient road access towards Milton Keynes, Aylesbury and the surrounding region.

The location also offers attractive opportunities for walking and recreation. The Grand Union Canal runs alongside the development, while Tiddenfoot Waterside Park, Linslade Wood and Rushmere Country Park provide further green spaces and countryside within the wider area.







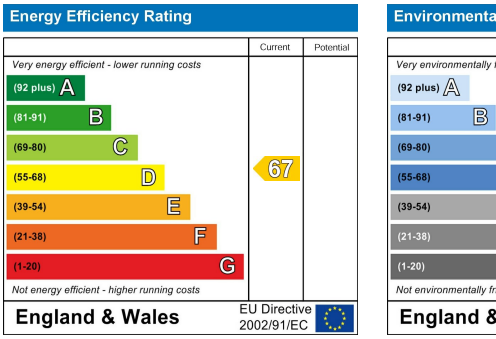
Disclaimer

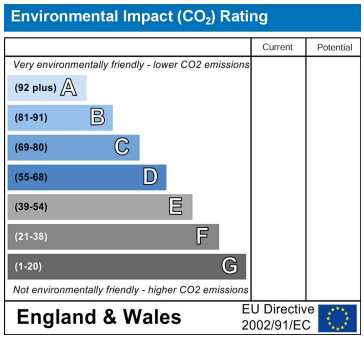
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

114 years remaining on the lease
Maintenance charge: £1190 per annum (inclusive of ground rent)

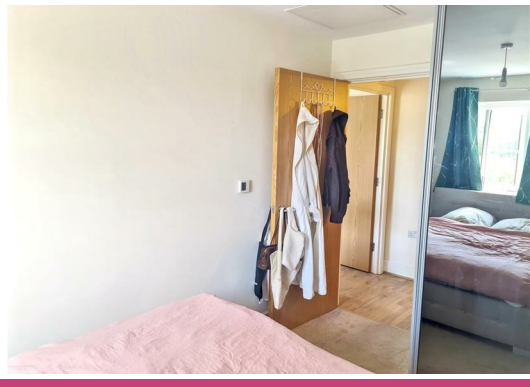
This information is provided by the vendor and should be verified during the conveyancing process.











goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk