

Wellington House

Leighton Road Heath And Reach, LU7 0AA

Guide Price £200,000

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We are delighted to offer for sale this one bedroom first floor apartment - with share of freehold and a 997 year lease - located in the highly sought after village of Heath & Reach. The property is situated in an exclusive conversion of only six apartments which forms part a converted vicarage that dates back to 1852. Accommodation comprises: Communal entrance with entry phone system, lounge, kitchen/dining room, generous double bedroom and bathroom. Additional benefits include gas heating, loft storage, communal gardens and allocated parking with visitor parking provisions. Viewing is highly recommended to appreciate this beautiful setting.

Location:

























Layout:

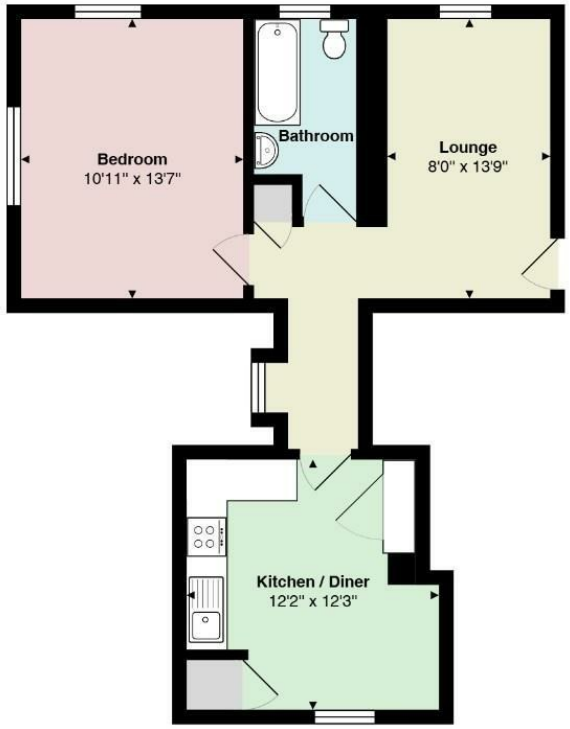
Accessed via a communal entrance with secure intercom system, the front door opens directly into a bright lounge where the impressive ceiling height, a feature found throughout the apartment, immediately creates a sense of space and character. From here, an inner hallway provides access to the remaining accommodation and incorporates a useful storage cupboard. The kitchen/dining room is fitted with a range of wall and base level units with work surfaces over and spaces for a variety of appliances, whilst still providing ample room for a dining table. A built-in cupboard and airing cupboard add further practical storage. The bedroom is a particularly generous room enjoying a dual aspect which fills the space with natural light and comfortably accommodates a full range of bedroom furniture. The bathroom is fitted with a three piece suite comprising a panel bath, pedestal wash hand basin and low level WC with tiling to water sensitive areas.

Outside:

The property enjoys use of communal gardens which complement the attractive historic building and provide a pleasant outdoor environment for residents. There is an allocated parking space together with additional visitor parking provisions.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



First Floor

Total Area: 530 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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