



Goodman Drive, Leighton Buzzard, LU7 4UJ
Asking price £175,000

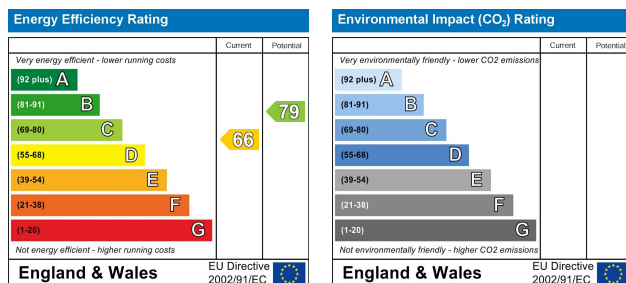
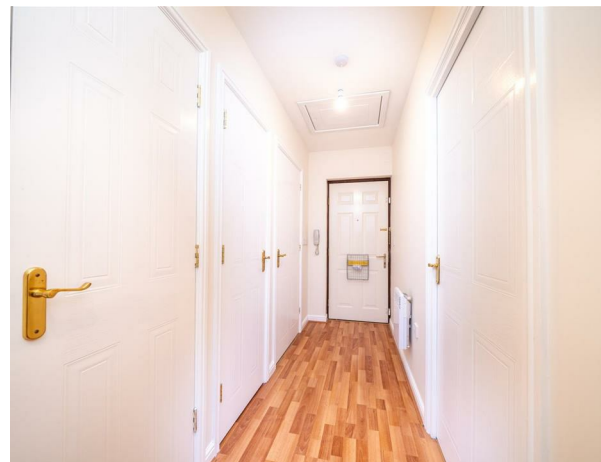
Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN **** A well presented two bedroom TOP FLOOR apartment situated in a popular position on Goodman Drive, Leighton Buzzard.

The accommodation comprises an entrance hallway, SPACIOUS living/dining area, partly open plan fitted kitchen, two well proportioned bedrooms and a family bathroom with white suite.

Externally the property also benefits from an ALLOCATED PARKING space. Contact Sears & Co to arrange a viewing. Council tax band B.

The owner has advised the property is subject to a service charge of approximately £2449.74 per year and ground rent charges of £160 per year. The property also has approximately 136 years remaining on the leasehold. All information should be confirmed with a solicitor prior to exchange of contracts.

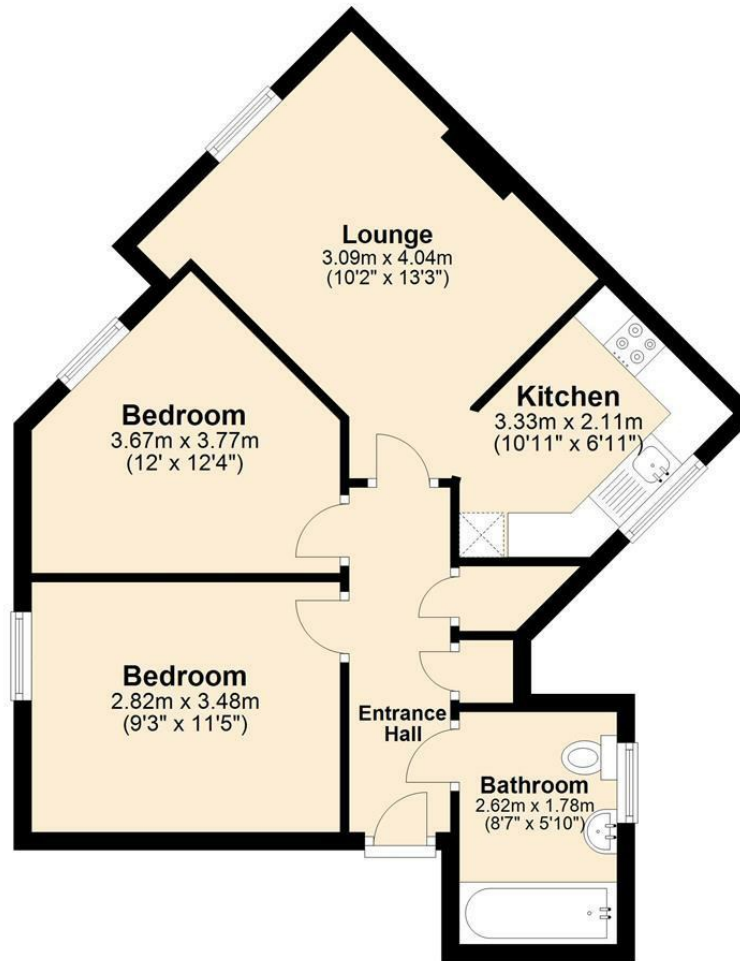


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Floor Plan

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 49.6 sq. metres (533.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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