



Connells

Cheshire Rise
LEIGHTON BUZZARD



Property Description

Commute effortlessly with a well-connected bus route serving the train station, offering convenient access to wider transportation networks. The property also benefits from easy connections to major roadways, including the A505, A5, and M1, facilitating smooth travel for both local and long-distance journeys.

Additionally, this shared ownership opportunity comes with the flexibility to staircase shares to 100%, allowing you to gradually increase your ownership stake in the property. With no upper chain, the transition to your new home is seamless and stress-free.

Entrance Hall

Double glazed window. Radiator. Telephone point. Stairs rising to first floor. Wooden flooring.

Cloakroom

Double glazed window. WC. Wash hand basin. Heated towel rail radiator.

Kitchen/ Diner/ Lounge

Fitted kitchen with wall and base units. Stainless steel sink and drainer. Plumbing for integrated washing machine. Integrated dishwasher. Gas hob with cooker hood over. Electric oven. Valliant boiler. Under stairs cupboard. Radiator. Laminate flooring. French doors to garden.

Landing

Storage cupboard. Loft access. Carpeted flooring.

Bedroom One

Double glazed window. Fitted wardrobes. Radiator. Carpeted flooring.

Bedroom Two

2 double glazed windows. Large bulkhead cupboard. Radiator. Carpeted flooring.



Bathroom

Wash hand basin. WC. Bath with shower over. Heated towel rail. Recessed mirror. Extractor fan. Shaver point. Partially tiled walls. Tiled flooring.

Outside

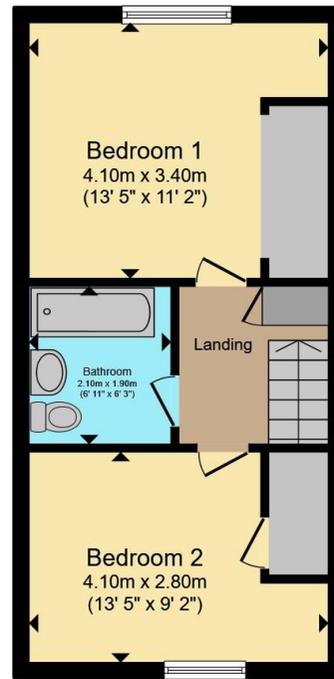
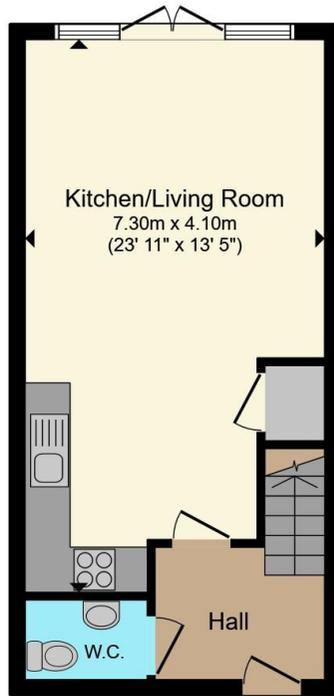
Front Garden

Driveway with parking for 2 cars. Small shrubs.

Rear Garden

Mainly laid to lawn. Patio. Shed hard standing. Gated access. Enclosed with wooden panelled fencing.





Ground Floor

First Floor

Total floor area 68.0 m² (732 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



To view this property please contact Connells on

T 01525 372 588

E leightonbuzzard@connells.co.uk

4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax Band: C

Service Charge: 798.96 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311343

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311343 - 0004