



HUNTERS[®]
HERE TO GET *you* THERE

Flat 59, Greenfields Theedway, Leighton Buzzard, LU7 9SP

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£169,000

- TWO BEDROOM FIRST FLOOR APARTMENT
- COURTYARD GARDEN
- PRIVATE BALCONY
- OVER 55 RETIREMENT RESIDENCE
- 75% SHARED OWNERSHIP
- CLOSE TO LOCAL AMENITIES and LOCAL TRANSPORT
- WELL PRESENTED THROUGHOUT
- INTERACTIVE VIRTUAL TOUR

****75% SHARED OWNERSHIP****

This beautifully presented two bedroom over 55's shared ownership first floor apartment, located within the Greenfields residential development and offered with no onward chain.

In brief this well presented apartment comprises; entrance hall, lounge with a patio door opening to a balcony, well appointed kitchen, two double bedrooms and a wet room.

Greenfields is a wonderful development providing a safe and secure environment within a community of like-minded people, and gives you a place you can call your own and give your friends and family peace of mind as you have access to and can enjoy the following benefits:

Independent living in your own home.

Onsite staff providing care and support services if required.

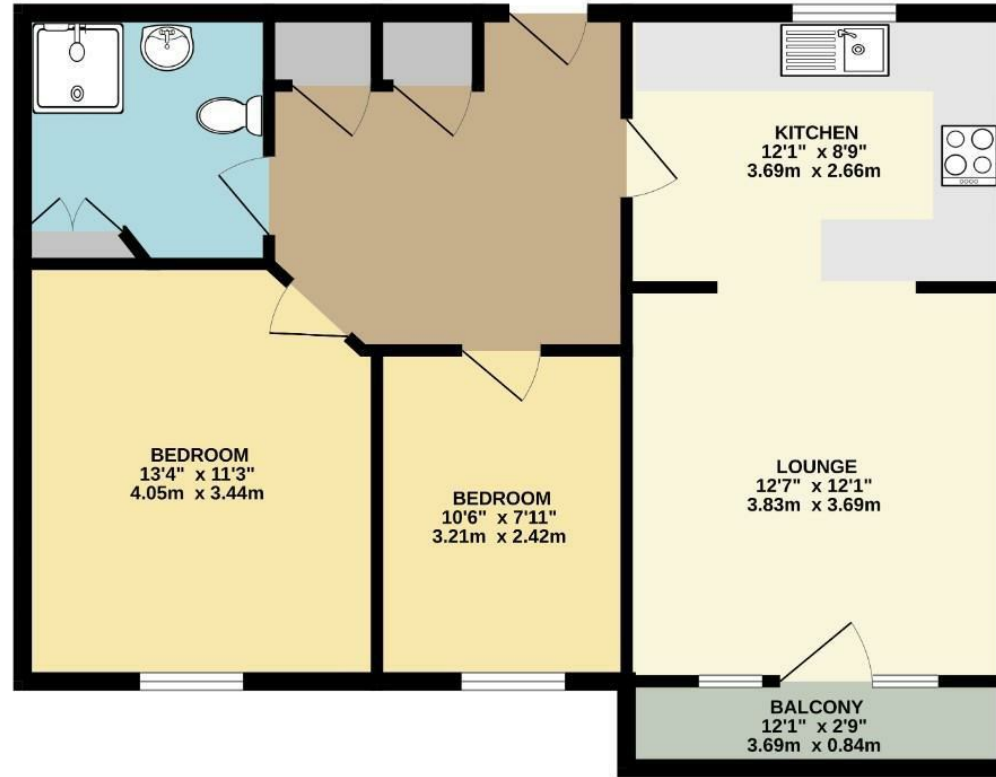
Discreet security to give you peace of mind.

A community setting with opportunities for an active and social lifestyle.

Onsite facilities such as Lift, Lounge, Restaurant open to the public, Guest facilities, Garden, Community centre, Hobby room, Activities room, Cafe/bistro, Hairdressing salon, Computer room, 2 guest rooms, parking facilities.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 52025.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
	86	86	
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Entrance Hall

Entrance via wooden door. Karndean oak flooring.
Underfloor heating. Two storage cupboards.

Lounge

Double glazed patio door opening to the balcony.
Karndean oak flooring with underfloor heating.

Kitchen

Dual aspect double glazed windows. A range of wall and floor mounted units consisting of cupboards and drawers with a worktop over. Single bowl sink and drainer. Plumbing for washing machine and dishwasher. Electric hob with an extractor over. Electric oven. Space for a fridge-freezer. Karndean oak flooring. Underfloor heating.

Bedroom One

Double glazed window to rear aspect. Fitted carpet and underfloor heating.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and underfloor heating.

Wet Room

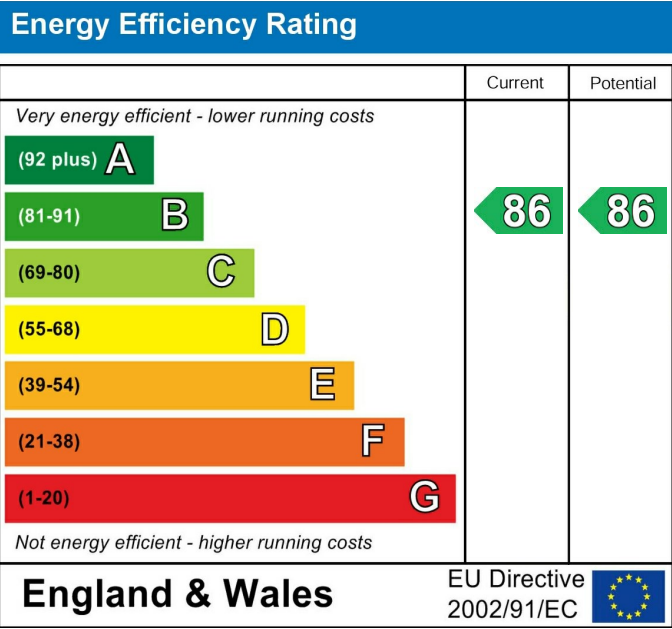
Three piece suite comprising; walk-in shower, W/C and wash hand basin.

Shared Ownership

This is a 75% shared ownership apartment, one of only a handful in the Greenfields development. With 75% ownership there is NO rent to pay.

Agent Notes

Term of Lease 125 years
Remainder of Lease 117 years
01-04-2025 to 31-03-2026 monthly Service Charge £295.76 we have been made aware this is the only additional monthly cost



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





