

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

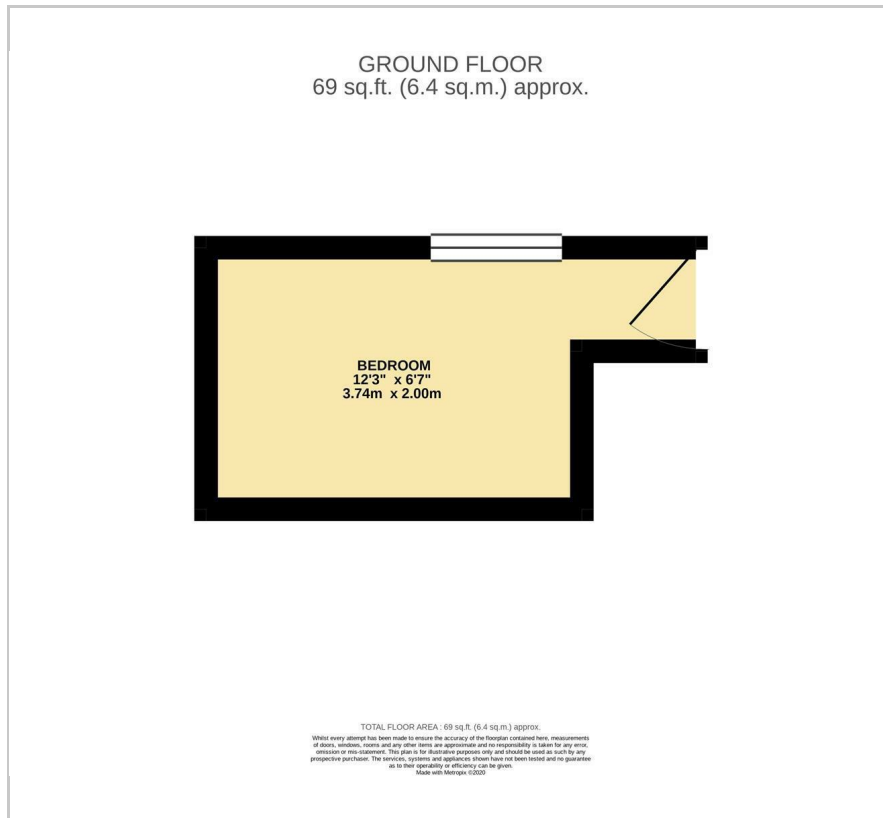


27 Queen Street  
, Leighton Buzzard, LU7 1BZ  
£550 Per Calendar Month



Council Tax:

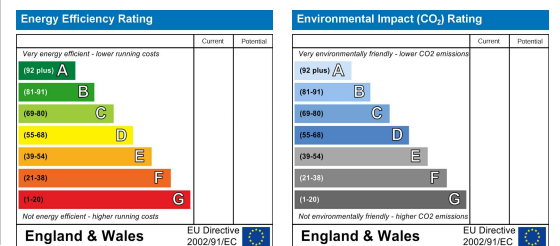
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- ROOM IN SHARED HOUSE
- SINGLE OCCUPANCY
- COMMUNAL DINING ROOM
- CLOSE TO TOWN CENTRE
- NEWLY CONVERTED TO HMO
- OWN EN-SUITE
- COMMUNAL KITCHEN
- COMMUNAL GARDEN
- EASY COMMUTE TO LONDON
- EPCE

\*\*Please email us your enquiry or to book a viewing\*\*

Please note: this is a House in Multiple Occupation (HMO).

Hunters are pleased to offer to the lettings market this well-presented double room within a shared house, ideally located in the popular town of Leighton Buzzard, close to local amenities and within easy reach of the mainline railway station.

Room Five is situated on the Ground floor at the rear of the property and benefits from its own private en-suite shower room. Tenants also have access to the communal kitchen/diner, comfortable lounge, and rear garden.

The property itself is arranged over three floors and comprises six bedrooms in total. Five of the rooms benefit from en-suite shower rooms, with an additional shared bathroom available. Each room is furnished to a high standard, offering comfortable and modern living.

All utility bills are included within the rent, with the exception of the TV licence.

This is an ideal opportunity for professionals seeking well-maintained, conveniently located accommodation with excellent shared facilities.

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. **THINKING OF SELLING?** 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.

11 Bridge Street, Leighton Buzzard, LU7 1AH  
Tel: 01525 300899 Email: leightonbuzzardlettings@hunters.com <https://www.hunters.com>



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**