

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Mentmore Court Howell Hill

Mentmore, Leighton Buzzard, LU7 0TZ

£1,450 Per Calendar Month

2 1 1 D

Council Tax: D



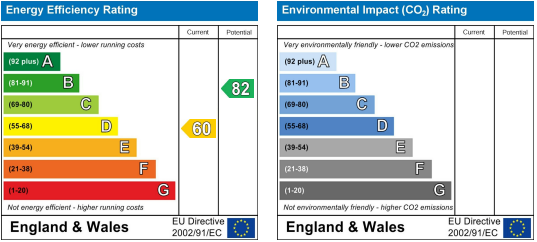
Floor Plan



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.

- STABLE CONVERSION
- TWO DOUBLE BEDROOMS
- REFITTED KITCHEN
- VILLAGE LOCATION
- CARPORT AND TWO PARKING SPACES
- OUTSTANDING VIEWS
- COMMUNAL GARDEN AREA
- SORRY, NO PETS
- EPC D



Nestled in the charming village of Mentmore, this beautifully presented two-bedroom stable conversion offers a unique blend of character and modern living. The property boasts stunning panoramic views over the surrounding countryside, providing a picturesque backdrop that is sure to impress.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The two double bedrooms are generously sized, offering ample space for relaxation and rest. The well-appointed bathroom adds to the convenience of this delightful property.

In addition to its interior charm, this terraced house features a carport and two parking spaces, ensuring that you have plenty of room for your vehicles. The tranquil village setting allows for a peaceful lifestyle while still being within easy reach of local amenities.

This property is perfect for those seeking a serene retreat with the added benefit of beautiful countryside views. This stable conversion in Mentmore is a wonderful opportunity not to be missed.

Sorry, no pets

MATERIAL INFORMATION

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

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.