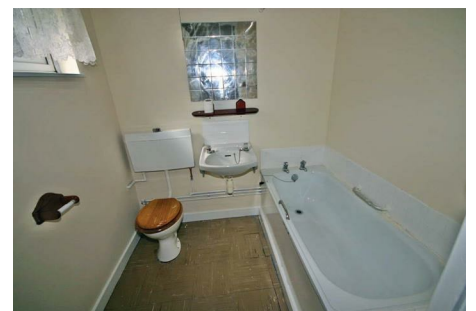




DG
Property
Consultants
Estd. 2000



Spear Close, Leagrave,, Luton, Beds LU3 3QY **Asking Price £159,995**

DG Property Consultants are pleased to offer to for sale this spacious purpose built 2 bedroom apartment, located within the Leagrave area. Within walking distance from Leagrave train station, links into London, ideal for a commuter. No Upper Chain. Accommodation comprises: Entrance hallway, combined lounge/diner, fitted kitchen, 2 bedrooms and family bathroom. Benefits include: Double glazing, electric under heating, off road parking area to the front.

This property is ideal for an FTB or investment purchase.

Call Team DG on 01582-580500 to arrange your viewing



2 High Street, Toddington,
Bedfordshire, LU5 6BY
dgpropertyconsultants.co.uk
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Ground Floor

Storm Porch

Outside storage cupboard

Entrance Hall

Glazed entrance door, fitted carpet, power point(s), textured ceiling, door to lounge/diner, walk-in storage cupboard, airing cupboard.

Combined Lounge/Diner

14'6" x 11'0" (4.42 x 3.35)



PVCu double glazed window to rear, fitted carpet, telephone point(s), TV point(s), power point(s), textured ceiling, door to kitchen.

Kitchen / Breakfast Room

11'0" x 9'0" (3.35 x 2.74)



Base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks. electric oven with electric hob, PVCu double glazed window to front, vinyl flooring, power point(s), textured ceiling with fluorescent strip, walk-in storage cupboard.

Bedroom 1

11'7" x 10'6" (3.53 x 3.21)



PVCu double glazed window to rear, built-in double wardrobe(s), fitted carpet, power point(s), textured ceiling.

Bedroom 2

11'7" x 5'0" (3.53 x 1.52)

PVCu double glazed window to rear, fitted carpet, power point(s), textured ceiling.

Family Bathroom



Three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, PVCu double glazed window to front, vinyl flooring, textured ceiling.

Outside

Communal Gardens

Communal garden to front and back.

Parking Area

Off road parking area.

Council Tax Band

Council Tax Band : A

Charge Per Year : £1335.80

Leasehold Information

Lease Term: 91 Years approximately

Maintenance: £860.64 per annum approximately

Ground rent: £10 per Annum approximately

The above information has been supplied to us by the vendor and we recommend that the full terms of the lease should be qualified by the purchasers solicitors prior to exchange of contract.

MISDESCRIPTIONS ACT - Sales

Should you interested in this property all negotiations should be conducted through dg Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

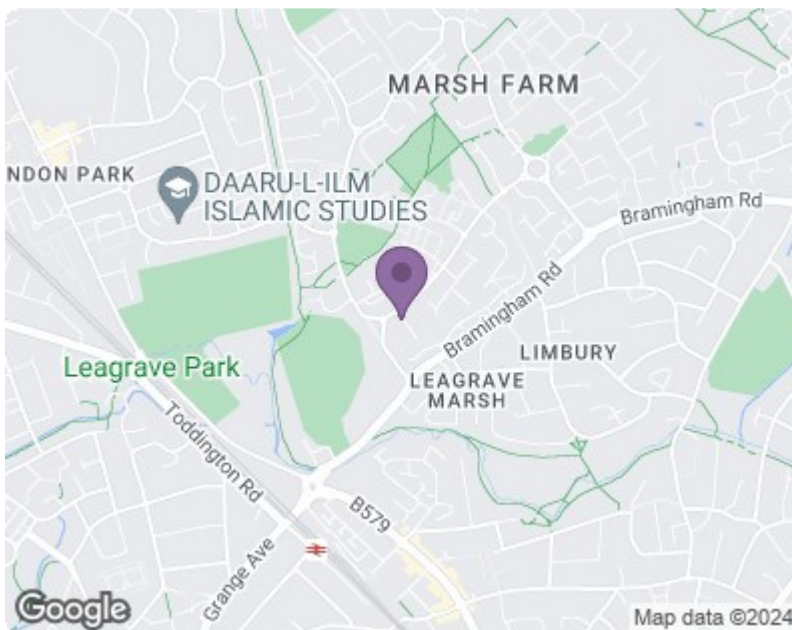
MISDESCRIPTIONS ACT - dg property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of dg property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



Total area: approx. 46.3 sq. metres (498.1 sq. feet)



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	45	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
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