



Tattlers Knoll

Toddington,
Bedfordshire, LU5 6FP
£190,000

country
properties

With the benefit of no upper chain, this well presented ground floor maisonette combines modern living with practical convenience. The property features contemporary open plan living space extending to 26ft (max), perfect for relaxation and entertaining, which incorporates an attractive fitted kitchen complete with integrated fridge/freezer, oven, hob and extractor. There is also a modern shower room and a double bedroom with handy walk-in wardrobe. The adjacent carport provides off road parking. Set in a popular village location with a range of local amenities to meet daily needs, commuters will also appreciate the excellent transport links: 1 mile to the M1 (J12) and 2.3 miles to Harlington mainline rail station.
EPC: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door. Radiator. Wall mounted fuse box. Doors to all rooms.

OPEN PLAN LIVING ROOM/KITCHEN

Dual aspect via double glazed windows to either side. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Built-in electric oven and hob with extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Radiator. Recessed spotlighting to ceiling in kitchen area. Wood effect flooring. Television point.

BEDROOM

Dual aspect via double glazed windows to front and side. Wood effect flooring. Radiator. Walk-in wardrobe.

SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Radiator. Recessed spotlighting to ceiling. Extractor. Wood effect flooring. Walk-in storage cupboard.

OUTSIDE

CARPORT

Providing off road parking.

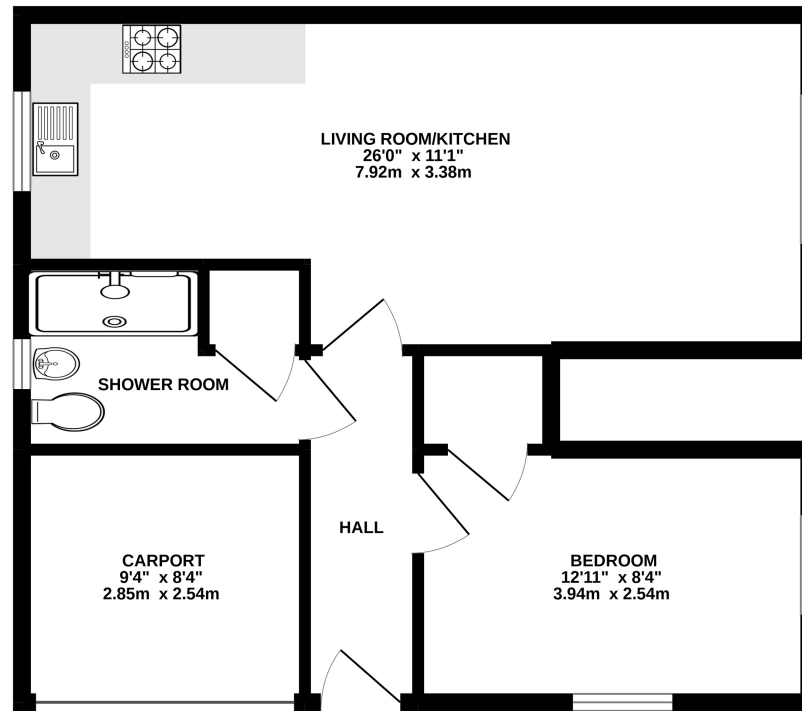
Lease: 125 years from 28/04/2011.
Ground Rent: £500 per annum.
Service Charge: TBC.
Current Council Tax Band: A.

Please be advised that the vendor of this property is an employee of Country Properties.





GROUND FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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