



Marlborough Place

Toddington,
Bedfordshire, LU5 6BU
£240,000

country
properties

Offering a perfect blend of comfort and convenience, this delightful first floor apartment with allocated parking is available with no upper chain. The accommodation includes a spacious living room with direct access to a sheltered balcony, and a fitted kitchen complete with a range of appliances including an oven, hob, microwave, dishwasher and refrigerator. There are two well-proportioned bedrooms, each with fitted wardrobe, whilst the principal bedroom also has the benefit of an en-suite shower room. In addition, there is a separate bathroom. The popular village offers a range of amenities for everyday living, whilst commuters are well served via access to the M1 (J12): 1 mile, and Harlington mainline rail station: 2.4 miles. EPC: C.

GROUND FLOOR

COMMUNAL ENTRANCE

Accessed via communal entrance door with security entry system. Staircase to first floor landing. Push button lighting.

FIRST FLOOR

ENTRANCE

Via private entrance door to:

LIVING ROOM

Double glazed window to front aspect. Double glazed skylight. Telephone entry System. Radiator. Door to inner hall. Open access to kitchen. Part glazed door to:

BALCONY

Sheltered balcony with paved flooring.

KITCHEN

Double glazed window to front aspect. Double glazed skylight. A range of base and wall mounted units with work surface areas incorporating stainless steel 1½ bowl sink unit. Built-in oven, hob (with extractor over) and microwave. Integrated dishwasher and refrigerator. Radiator.

INNER HALL

Built-in airing cupboard housing Megaflo hot water system. Door to:

BEDROOM 1

Double glazed box bay window to rear aspect. Fitted wardrobe with mirrored sliding doors. Radiator. Door to:

EN-SUITE SHOWER ROOM

Three piece suite comprising: Shower cubicle with shower unit, close coupled WC and wash hand basin with storage beneath. Wall tiling. Radiator. Extractor.



BEDROOM 2

Double glazed window to rear aspect.
Double glazed skylight. Fitted wardrobes
with mirrored sliding doors. Radiator.
Hatch to loft.

BATHROOM

Opaque double glazed window to side
aspect. Three piece suite comprising:
Bath with mixer tap, close coupled WC
and wash hand basin with storage
beneath. Wall tiling. Shaver socket.
Radiator.

OUTSIDE

OFF ROAD PARKING

Two allocated parking spaces.

Council Tax Band: C

Lease: 189 years from 29/09/1989.

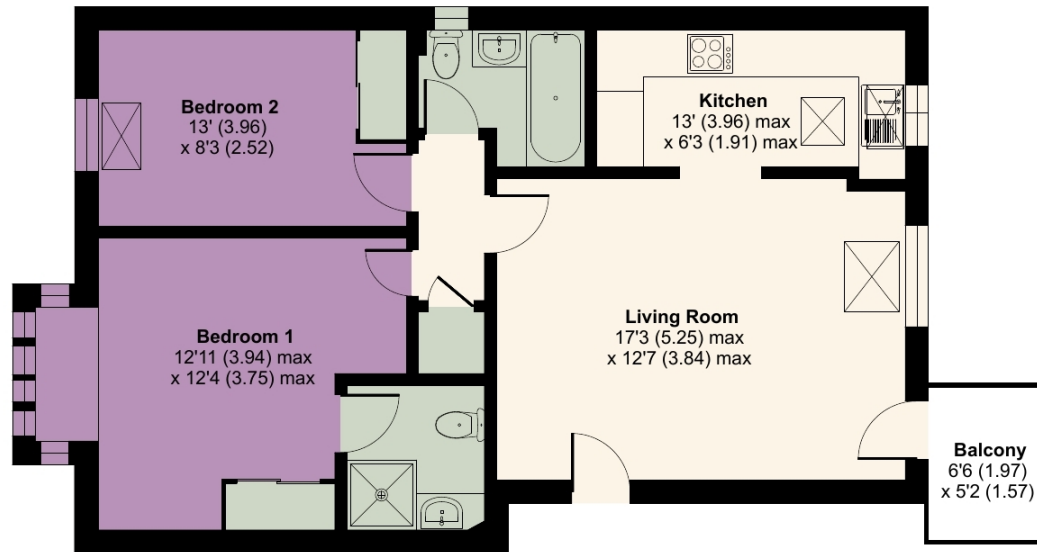
Ground Rent/Service Charge: £1,560 per
annum (TBC).





Approximate Area = 694 sq ft / 64.4 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
England, Scotland & Wales		
EU Directive 2002/91/EC		
	71	73

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1494398



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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