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Flat 29, Town Bridge Mill Leighton Road, Leighton Buzzard,  
LU7 1LE

# Flat 29, Town Bridge Mill Leighton Road, Leighton Buzzard, LU7 1LE

Guide Price £190,000

- ONE BEDROOM APARTMENT
- WELL PRESENTED THROUGHOUT
- FIRST FLOOR
- CLOSE TO LOCAL AMENITIES
- TOWN CENTRE LOCATION
- KITCHEN/LOUNGE
- JULIETTE BALCONY
- INTERACTIVE VIRTUAL TOUR

## Stylish One-Bedroom Apartment in the Heart of Leighton Buzzard – Town Bridge Mill

Located on the first floor of the sought-after Town Bridge Mill development, this beautifully appointed one-bedroom apartment offers modern living right in the centre of Leighton Buzzard.

Upon entering, you're welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The heart of the property is the open-plan lounge and kitchen area, designed for both comfort and functionality. The kitchen is fitted with a range of sleek wall and base units, complemented by high-quality integrated appliances, perfect for those who love to cook and entertain.

The bright and airy lounge benefits from plenty of natural light and features a charming Juliet balcony, adding to the feeling of space and offering a pleasant outlook.

A generously sized double bedroom provides a peaceful retreat, while the modern bathroom is finished to a high standard with contemporary fixtures and fittings.

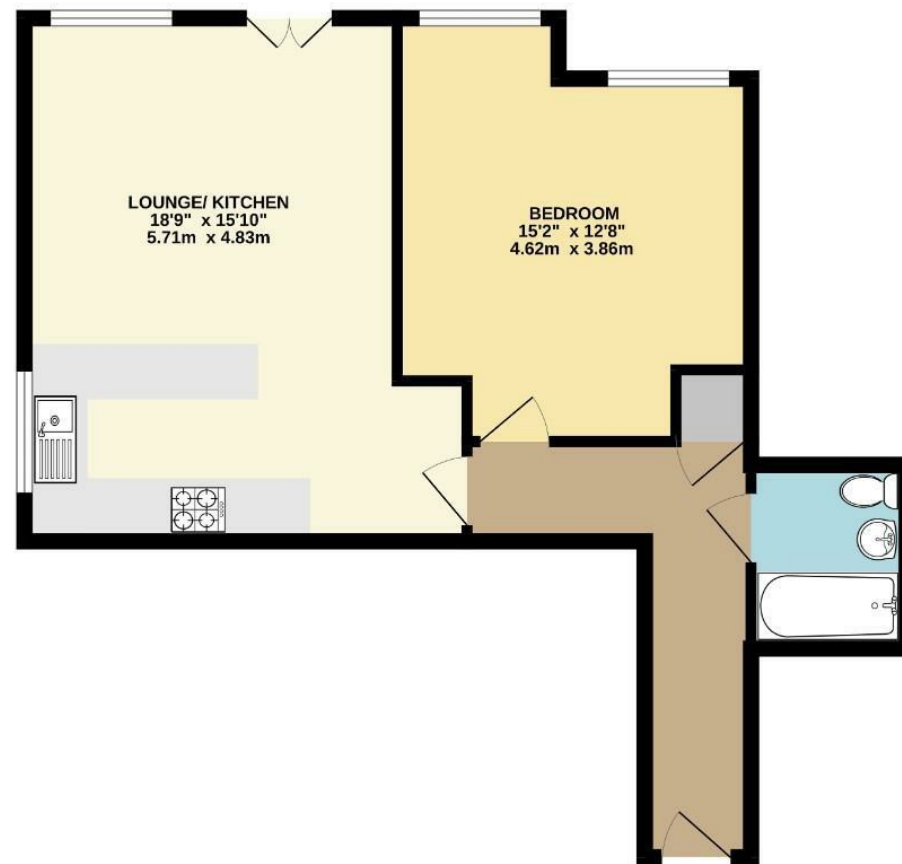
This superb apartment is ideal for first-time buyers, professionals, or investors looking for a well-located and low-maintenance property just moments from local shops, cafes, and excellent transport links.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

The High Street has a variety of shops and businesses, whilst the town is surrounded by picturesque countryside, offering plenty of opportunities for outdoor activities.

Leighton Buzzard is also well-connected with public transport, making it a popular place to live for people who commute to London, particularly for its direct line to Euston.

FIRST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.  
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.  
Made with Metropix v2025

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                    |         |                         |
|---------------------------------------------|---------|------------------------------------------------|--------------------|---------|-------------------------|
|                                             | Current | Potential                                      |                    | Current | Potential               |
| Very energy efficient - lower running costs |         |                                                |                    |         |                         |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b> |         |                         |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>   |         |                         |
| (69-80) <b>C</b>                            | 80      | 80                                             | (69-80) <b>C</b>   |         |                         |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>   |         |                         |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>   |         |                         |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>   |         |                         |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>    |         |                         |
| Not energy efficient - higher running costs |         |                                                |                    |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales    |         | EU Directive 2002/91/EC |



