



## Lindler Court

Leighton Buzzard, Bedfordshire, LU7 1TS

**£1,180 PCM**



  
**WATSONS**  
LETTING SINCE 1961

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1TS

TWO DOUBLE BEDROOMS - NEWLY DECORATED AND NEW CARPETS FITTED - ENSUITE TO MAIN BEDROOM - VIEWS ACROSS SPORTS PITCHES - PARKING SPACE - Watsons are delighted to offer for let this very spacious two double bedroom top floor apartment located just a short walk from the Town Centre. The accommodation comprises; entrance hallway, large lounge/dining room with Juliet balcony overlooking sports pitches, kitchen with appliances, two double bedrooms (main bedroom with en-suite shower room and fitted wardrobe) and a bathroom. Additional benefits include double glazing and allocated parking for one car. The property is offered unfurnished and is available immediately.

EPC Rating - Band C

Council Tax - Band C

### Entrance Hallway

### Lounge / Diner

24'2 (max) x 12'11 (max) (7.37m (max) x 3.94m (max))

### Kitchen

11'2 x 7'0 (3.40m x 2.13m)

### Bedroom One

16'11 x 10'2 (5.16m x 3.10m)

### En-Suite Shower Room

### Bedroom Two

11'5 x 10'1 (3.48m x 3.07m)

### Bathroom

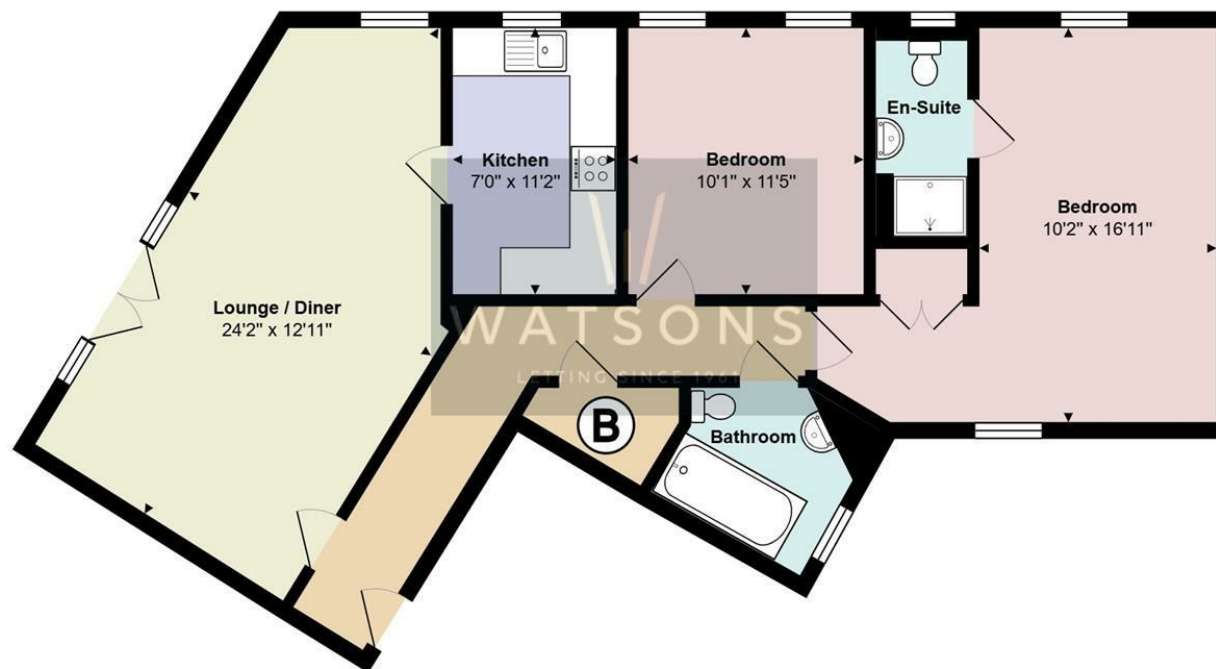
### Allocated Parking Space





Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

## Floor Plan



Top Floor

Total Area: 914 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Watsons Lettings Office on [info@watsonslb.co.uk](mailto:info@watsonslb.co.uk) if you wish to arrange a viewing appointment for this property or require further information.

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