



32 Monarch Way, Leighton Buzzard, LU7 1FW  
£1,200 PCM



- GREAT LOCATION
- EN SUITE SHOWER ROOM
- PARKING

- SPACIOUS APARTMENT
- LOUNGE
- MUST BE VIEWED

- 2 BEDROOMS
- FITTED KITCHEN
- AVAILABLE AUGUST 2024

\*\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\*\* AVAILABLE TO LET AUGUST 2024 \*\* WELL PRESENTED \*\* GREAT LOCATION \*\* TWO BEDROOM APARTMENT \*\* EN SUITE \*\*. The property benefits from from accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms, en suite shower room, bathroom and parking.

**ENTRANCE HALL**

Door to Storage cupboard, door to:

**LOUNGE 14'5" X 10'4" (4.39M X 3.15M)**

Juliet Balcony, fitted carpet, open plan to

**KITCHEN 5'5" X 10'4" (1.64M X 3.15M)**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fridge/freezer and washing machine, fitted fan assisted oven and hob included in rental

**BEDROOM 1 13'3" X 13'7" (4.05M X 4.15M)**

Double glazed window to front, Juliet balcony, door to:

**EN-SUITE SHOWER ROOM**

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC.

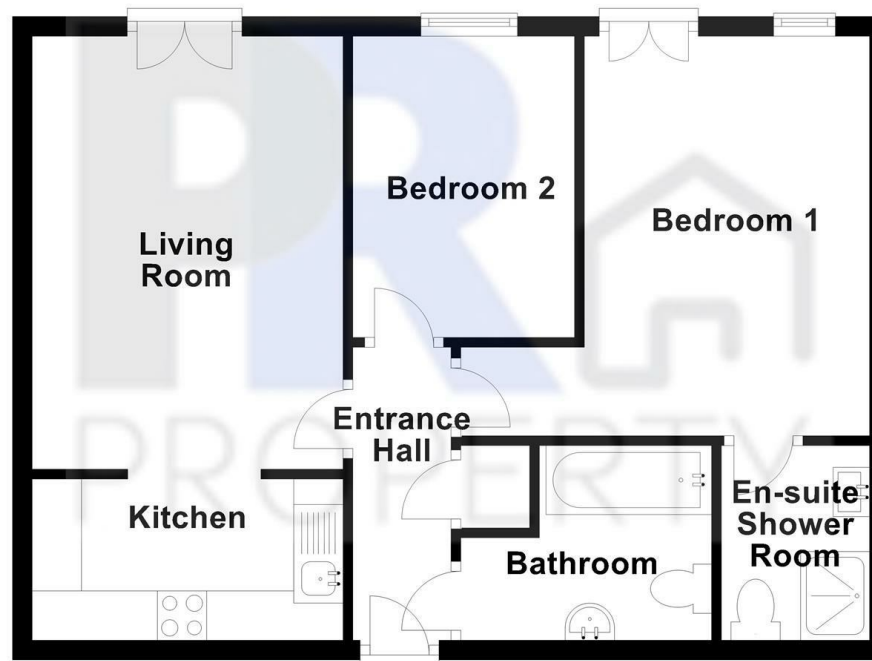
**BEDROOM 2 10'0" X 7'5" (3.06M X 2.25M)**

Double glazed window to front.

**BATHROOM**

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and close coupled WC.

**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	