

PR 
PROPERTY

11 Monarch Way, Leighton Buzzard, Bedfordshire, LU7 1FW
£1,050 PCM

- Exclusive to PR Property Lettings
- 10 Mins walk to train station
- Fitted Kitchen
- Must Be Viewed

- Spacious Apartment
- Convenient location in Leighton Buzzard
- Available late August 2025

- 2 Bedrooms
- Good natural light
- Parking

**** Exclusive to PR Property ****

This two-bedroom apartment in Monarch Way, Leighton Buzzard, offers a comfortable living space complemented by the convenience of allocated parking. Ideal for professionals or small families, the property provides well-proportioned rooms and a modern kitchen, creating a welcoming home environment. Situated in a sought-after area, residents benefit from easy access to local amenities and transport links, enhancing day-to-day convenience. The apartment is perfect for those seeking a practical yet cosy place to call home with the added advantage of parking.

ENTRANCE HALL

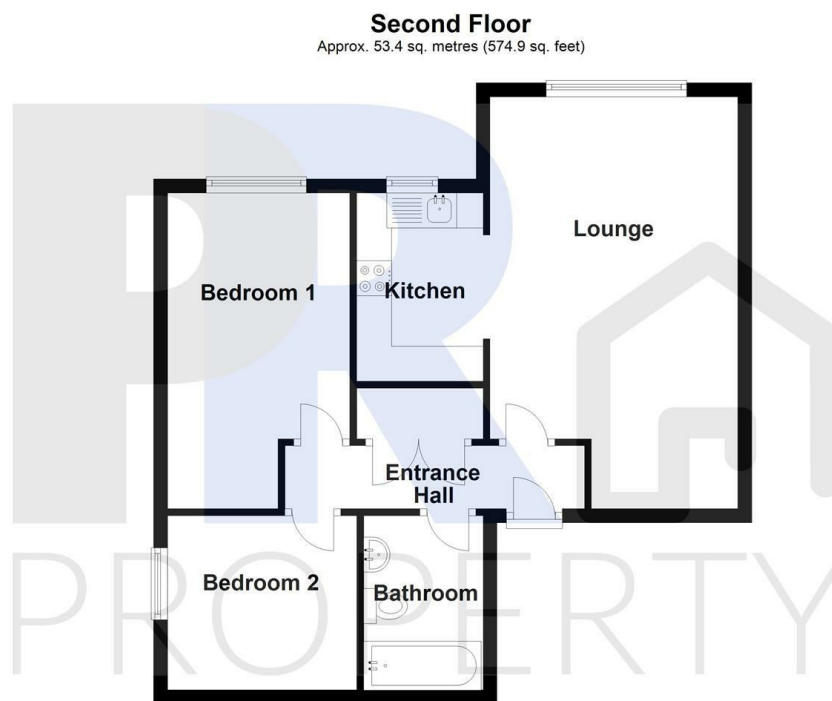
LIVING ROOM 19'4" X 11'7" (5.89M X 3.54M)

KITCHEN 8'10" X 5'11" (2.69M X 1.81M)

BEDROOM 1 14'10" X 8'6" (4.51M X 2.60M)

BEDROOM 2 8'2" X 8'11" (2.49M X 2.71M)

BATHROOM



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

11 monarch way

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	