



4 Trivia Close, Leighton Buzzard, LU7 9SS

Nova Estate Agents are delighted to present a spacious, modern first floor apartment located on Trivia Close, which was built in 2017. This property boasts an open-plan living space with large windows that allow ample natural light, 2 double bedrooms with an ensuite to the master bedroom, a separate bathroom and allocated parking.

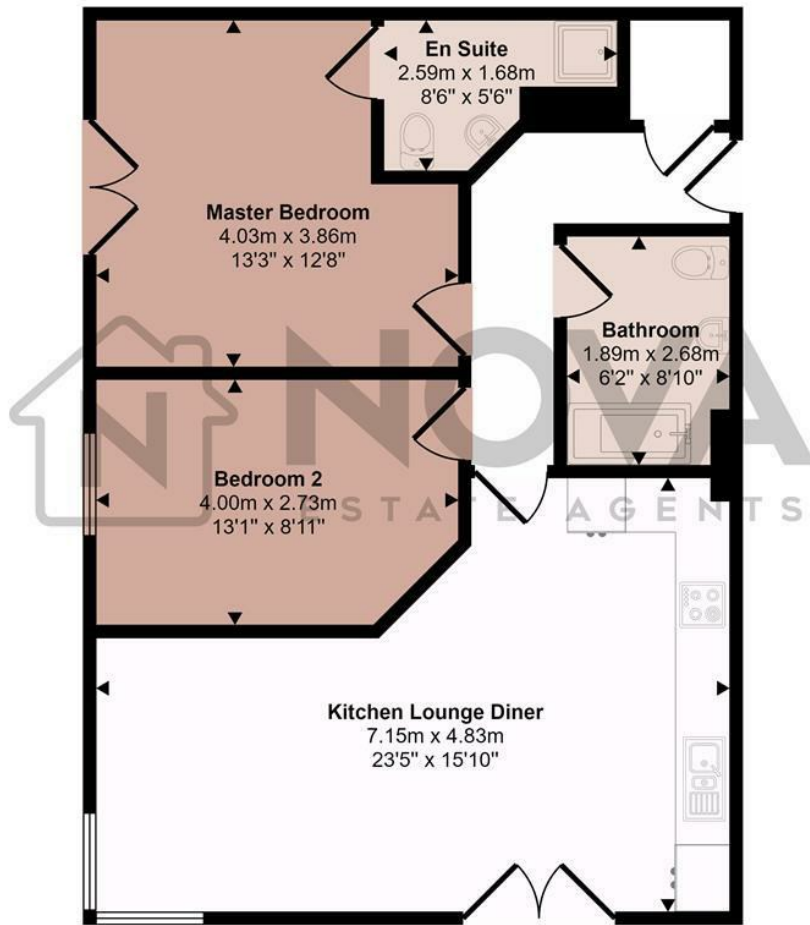
Upon entering the apartment, a hallway connects all rooms. the open plan area consists of the living room, kitchen/diner with integrated appliances and a Juliette balcony. The master bedroom benefits from an en-suite and a Juliette balcony. The second bedroom is also spacious and easily caters for a double bed, wardrobe and desk if needed. The main bathroom still as nearly new features a 3 piece suite with shower over the bath. With an energy rating of 'B' the home is energy efficient and cost effective on utility bills.

The location of the property provides excellent access to the M1 link road, the mainline train

£200,000

- Nova Estate Agents
- 3 Years NHBC Warranty Remaining
- En-suite to Master Bedroom
- Open Plan Living
- Long Lease
- Spacious Apartment
- Close to Local Amenities
- Allocated Parking
- Modern Finishes
- Juliette Balconies

Approx Gross Internal Area
71 sq m / 767 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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		