



Connells

Town Bridge Mill Leighton Road
Leighton Buzzard



Property Description

This 1 bedroom flat is an exceptional find for those looking for a perfect first home or investment that ticks all the boxes.

The property is in great condition, boasting modern and stylish interiors that will appeal to even the most discerning of owners. With a long lease, you can enjoy a worry-free stay, with the assurance that you can call this flat your home for years to come.

The property is conveniently located, with easy access to two major supermarkets, Tesco and Aldi, making it easy to run your weekly errands. The flat also comes with the added benefit of a residents permit parking, allowing you to park your car securely and hassle-free. Furthermore, the property is within walking distance to the train station, providing easy access to transport links and making commuting a breeze.

Lounge

10' x 14' 10" (3.05m x 4.52m)
Double glazed french doors with Juliet balcony. TV point. Telephone point. Laminate flooring.

Kitchenette

8' 11" max x 7' 9" (2.72m max x 2.36m)
Fitted kitchen with wall and base units. Stainless steel sink and drainer. Plumbing for washing machine. Space for fridge freezer. Electric hob with cooker hood over. Electric oven. Tiled flooring.

Bedroom One

8' 6" max x 13' 6" (2.59m max x 4.11m)
Double glazed window. Built in wardrobes. Telephone point. Laminate flooring.

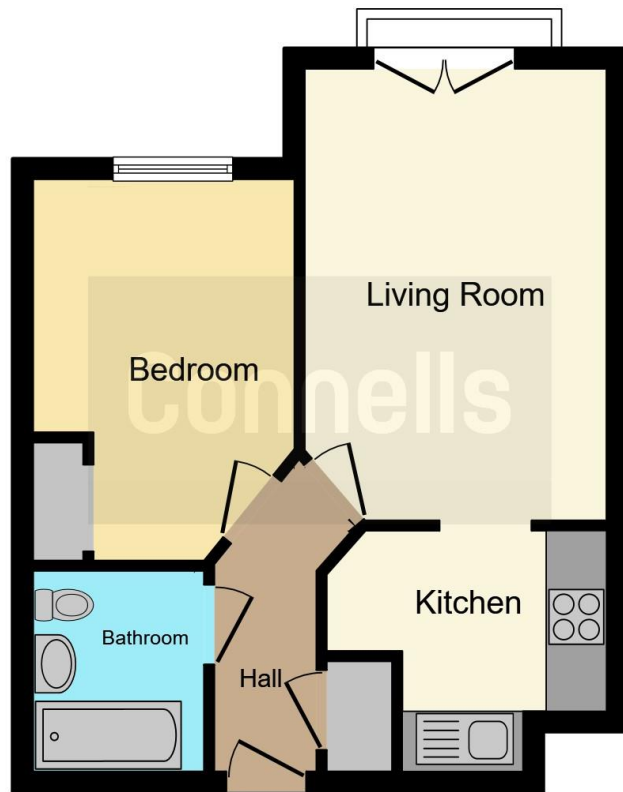
Bathroom

Bath with shower over. WC. Wash hand basin. Heated towel rail. Shaver point. Partly tiled walls. Tiled flooring.

Parking

Allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

view this property online connells.co.uk/Property/LBC310299

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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