



Connells

Town Bridge Mill Leighton Road
Leighton Buzzard



Property Description

This modern ground floor one-bedroom apartment, built just 10 years ago, offers the perfect blend of convenience and contemporary living. Ideally situated near the town centre, with easy access to the train station and local supermarkets, this property is ideal for first-time buyers, professionals, or investors.

The apartment features a spacious and bright living area, a well-appointed kitchen with modern appliances, and a comfortable bedroom with fitted wardrobes. The bathroom is sleek and modern, complementing the overall stylish design of the apartment.

With its excellent location, move-in-ready condition and no upper chain, this property offers an attractive opportunity to enjoy all the amenities of urban living in a comfortable and low-maintenance home.

Don't miss the chance to make this conveniently located, modern apartment your own.



Lounge

16' 5" x 10' 1" (5.00m x 3.07m)
Double glazed french doors. Double glazed window. Telephone point. TV point. Laminate flooring.

Kitchen

9' 5" x 8' 9" (2.87m x 2.67m)
Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Electric hob with cooker hood over. Electric oven. Integrated fridge freezer. Tiled flooring.

Bedroom One

12' 4" x 8' 4" (3.76m x 2.54m)
Double glazed window. Built in wardrobes. Carpeted flooring.

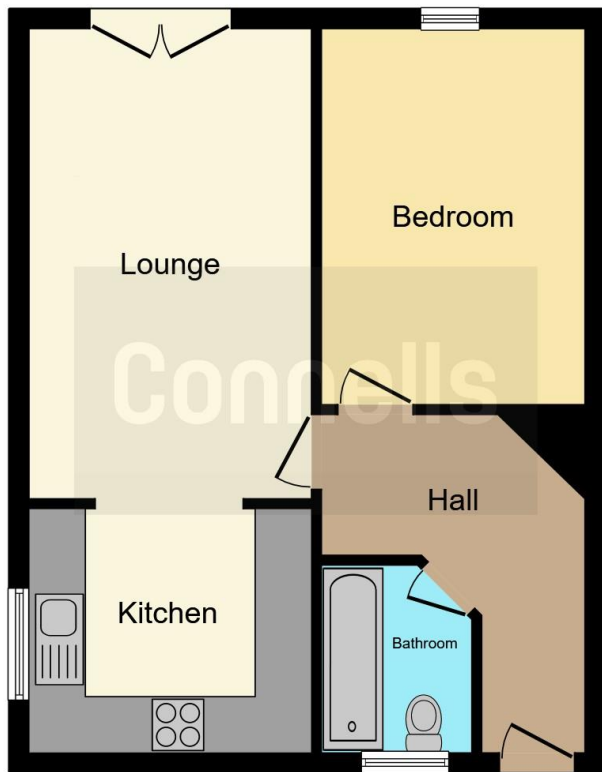
Bathroom

Bath with shower over. Shower screen. WC. Wash hand basin. Tiling to water sensitive areas. Shaver point. Tiled flooring.

Parking

Resident parking permit.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LBC310987

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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Property Ref: LBC310987 - 0002