



Connells

Lindler Court
Leighton Buzzard

Lindler Court Leighton Buzzard LU7 1TS

for sale guide price
£190,000



Property Description

This modern 2-bedroom apartment is ideally located just a short walk from the town centre and train station, making it perfect for commuters and those who enjoy easy access to local amenities.

The property features a spacious living area that creates a welcoming atmosphere, complemented by a well-equipped kitchen. The master bedroom benefits from an en suite bathroom for added convenience and privacy, while the second bedroom is also generously sized. Additional highlights include an allocated parking space, ensuring hassle-free parking.

This apartment offers a great blend of comfort, location, and practicality, making it an ideal choice for professionals and small families alike.

Entrance Hall

Door from hallway. Airing cupboard. Storage cupboard. Electric radiator. Laminate flooring.

Lounge

17' x 10' 6" (5.18m x 3.20m)
Double glazed french doors to Juliet balcony.
Electric radiator. Laminate flooring.

Kitchen

5' 10" x 10' 6" (1.78m x 3.20m)
Fitted kitchen with wall and base units with wok surfaces over. Electric oven. electric hob with cooker hood over. Plumbing for washing machine. Integrated fridge freezer. 1 1/2 bowl stainless steel sink and drainer. Tiled flooring.

Bedroom One

9' 11" x 13' 7" max (3.02m x 4.14m max)
Double glazed window. Electric radiator. Built in wardrobe. Carpeted flooring.

En-Suite To Bedroom One

Wash hand basin. WC. Shower cubicle. Wall

heater. Tiled flooring.

Bedroom Two

13' 5" max x 6' 7" (4.09m max x 2.01m)
Double glazed window. Electric radiator. Carpeted flooring.

Bathroom

Wash hand basin. WC. Electric radiator. Bath. Wall heater. Tiling to water sensitive areas. Tiled flooring.

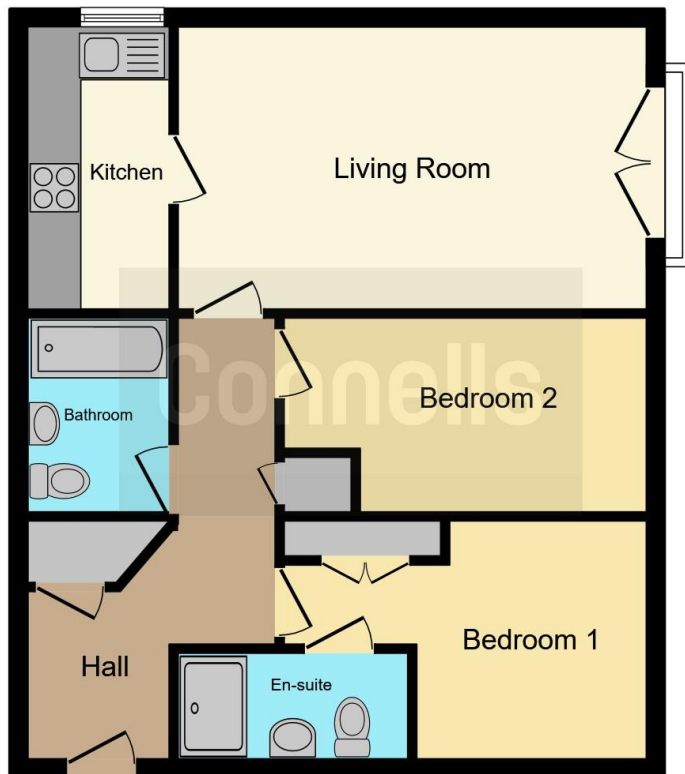
Parking

1 allocated space.

Garden

Communal garden.





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: B

view this property online connells.co.uk/Property/LBC311090

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2001. 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: LBC311090 - 0007