



Connells

Clay Furlong
Leighton Buzzard



Property Description

This well-presented two-bedroom apartment, situated in the desirable area of South Leighton Buzzard, is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offered with no upper chain and benefiting from a long lease with 136 years remaining, this property ensures both convenience and peace of mind.

The apartment features a spacious master bedroom complete with an en-suite, alongside a second generously sized bedroom. The bright and airy living area provides the perfect space for relaxation and entertaining, complemented by a modern kitchen and a well-appointed family bathroom. An allocated parking space adds to the property's appeal, offering secure and hassle-free parking.

Located close to local amenities, green spaces, and excellent transport links, this apartment offers the perfect combination of modern living and an ideal location. Early viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Intercom phone. Storage Cupboard. Laminate flooring. Airing cupboard.

Lounge

12' 11" plus door recess x 14' 10" max (3.94m plus door recess x 4.52m max)
Three double glazed windows, electric radiator, electric fireplace with surround. TV point. Tel point

Kitchen

13' 3" x 6' 1" max (4.04m x 1.85m max)
Fitted kitchen with wall and base units and new work surfaces. Newly fitted electric oven and hob with cooker hood over. LVT flooring. Double glazed window. Stainless steel sink drainer. plumbing for washing machine. Space for a fridge freezer.

Primary Bedroom

12' 5" x 13' 9" Max (3.78m x 4.19m Max)
Double Glazing Windows. Electric radiators. carpets and telephone point.

En Suite

Shower with new fittings. Electric towel rail. WC . Vanity wash hand basin. Extractor fan. Double glazed window. Shaver point.

Bedroom 2

11' 8" x 7' Max (3.56m x 2.13m Max)
Double glazed window. electric radiator.
Carpet. TV and telephone point.

Bathroom

Double glazed window. Bath Mixer tap.
Electric towel rail. WC. Tile to wet areas.
Wash hand basin. Vinyl flooring.

Parking

Allocated Space





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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

view this property online connells.co.uk/Property/LBC311072

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Apr 2003. 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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311072 - 0003