



**Connells**

Monarch Way  
Leighton Buzzard





## Property Description

This well-presented two-bedroom ground floor apartment offers a perfect blend of comfort and convenience, ideal for first-time buyers, downsizers, or investors.

The property features a spacious master bedroom with an en-suite, a well-proportioned second bedroom, and a modern family bathroom. The open-plan living and dining area provides a bright and welcoming space, while the well-equipped kitchen includes ample storage and worktop space. A dedicated laundry cupboard adds practicality.

Externally, the apartment benefits from an allocated parking space for added convenience. Situated in a sought-after location with excellent transport links and local amenities nearby, this home offers modern living in a desirable setting.

## Entrance Hall

Utility cupboard. Plumbing for washing machine. Hot water tank. Radiator. Telephone point. Carpeted flooring.

## Lounge

18' 1" max x 11' 10" max ( 5.51m max x 3.61m max )  
Double glazed window. Communal phone. Radiator. Carpeted flooring.

## Kitchen

7' 10" x 6' 3" ( 2.39m x 1.91m )  
Fitted kitchen with wall and base units. Space for fridge freezer. Electric hob with cooker hood over. Electric oven. Integrated dishwasher. Vinyl floor.

## Bedroom One

11' x 9' ( 3.35m x 2.74m )  
Double glazed window. Radiator. Carpeted flooring.

## En-Suite To Bedroom One

Wash hand basin. WC. Shower cubicle. Extractor fan. Heated towel rail. Tiling to wet areas. Carpeted flooring.

## Bedroom Two

10' 3" x 6' 6" ( 3.12m x 1.98m )  
Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Wash hand basin. WC. Shaver point. Bath with mixer taps. Heated towel rail. Tiling to water sensitive areas. Carpeted flooring.

## Allocated Parking

1 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](http://www.focalagent.com)



To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LBC311151](http://connells.co.uk/Property/LBC311151)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2009. 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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