



Connells

Market Mews Market Square
Leighton Buzzard

Market Mews Market Square Leighton Buzzard LU7 1EY

for sale
£185,000



Property Description

A beautifully presented two-bedroom ground floor apartment situated within an attractive gated development, just a short walk from Leighton Buzzard High Street.

The property offers a bright and spacious open-plan living and dining area, a newly refitted modern kitchen, and a contemporary bathroom. The master bedroom is generously sized, while the second bedroom provides excellent flexibility as a guest room or home office.

Residents enjoy access to a well-maintained communal courtyard and landscaped gardens, creating a peaceful setting within easy reach of town amenities. The apartment benefits from a share of freehold, offering added long-term security and value.

Perfectly positioned within walking distance of the town centre, local shops, restaurants, and the mainline train station with direct links to London Euston.

Viewing is strongly recommended - call today to arrange an appointment

Lounge/ Diner

15' 9" x 9' 10" (4.80m x 3.00m)
Double glazed window. Radiator.
Laminate flooring.

Kitchen

12' 3" x 6' 5" (3.73m x 1.96m)
Double glazed window, Fitted kitchen with wall and base units. Work tops with tiled splashback. Stainless steel sink and drainer. Gas hob with cooker hood over. Gas oven. Space for under counter fridge. Plumbing for washing machine. Gas boiler. Tiled flooring.

Bedroom One

16' 5" x 9' (5.00m x 2.74m)
Double glazed window. Radiator.
Carpeted flooring.

Bedroom Two

12' 8" x 7' 1" (3.86m x 2.16m)
Double glazed window. Radiator.
Carpeted flooring.

Bathroom

Double glazed window. Double shower cubicle. Wash hand basin in vanity unit. Extractor fan. WC. Radiator. Tiled flooring.

Outside

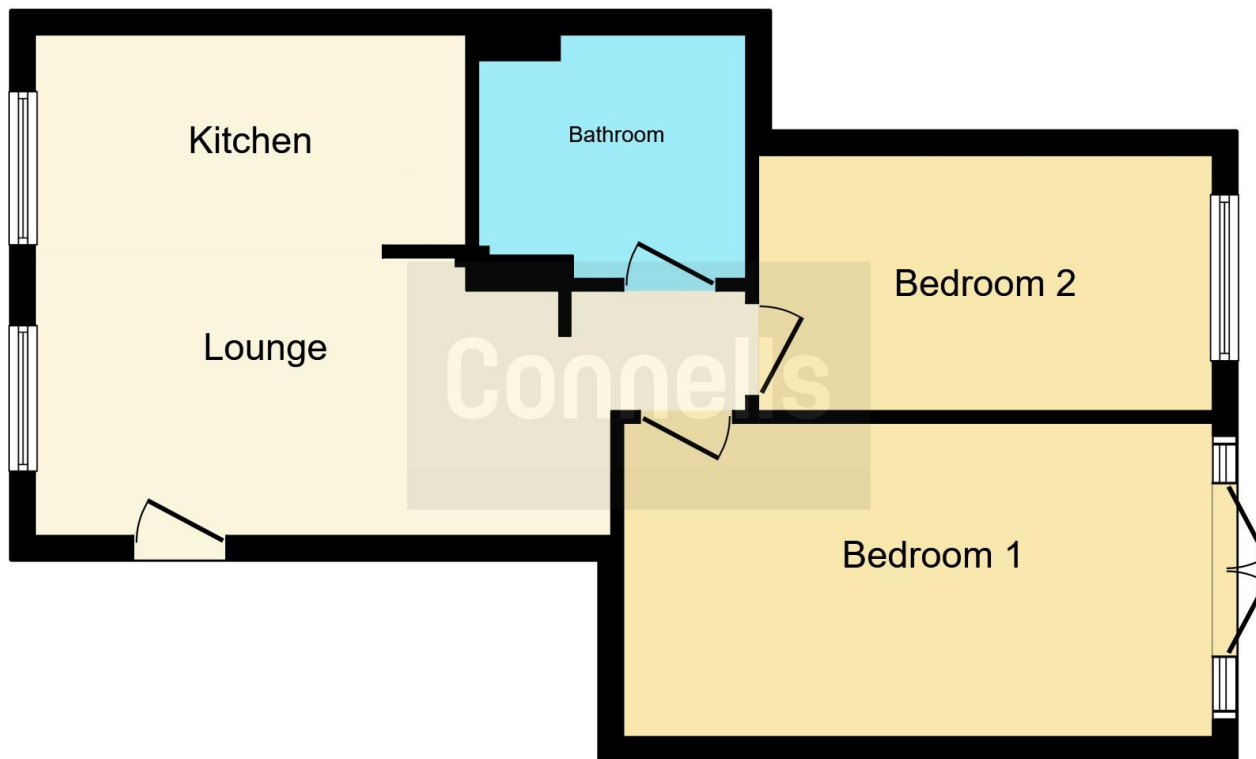
Front Area

Gated access to block paved communal areas.

Courtyard Area

Private rear courtyard.





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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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311422

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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