



Connells

Copia Crescent
Leighton Buzzard

Copia Crescent Leighton Buzzard LU7 9SH

for sale
£230,000



Property Description

Situated in a popular part of Leighton Buzzard, this well-presented two-bedroom apartment offers modern living with several standout features. The property opens into a welcoming hallway with two generous storage cupboards, leading into a bright open-plan kitchen/living area ideal for relaxing and entertaining.

There are two good-sized bedrooms, with the master benefiting from its own en-suite shower room, while a separate family bathroom serves the second bedroom and guests. A rare advantage of this apartment is the loft space, providing excellent additional storage not often found in similar properties.

Further benefits include gas central heating, an allocated parking space, and visitors' parking within the area. Well located for local amenities and transport links, this apartment is an ideal choice for first-time buyers, professionals, or investors.

Entrance Hall

Radiator. 2 storage cupboards. Loft access. Laminate flooring.

Lounge

11' 11" x 15' 2" (3.63m x 4.62m)
2 double glazed windows. 2 radiators. Cupboard housing boiler. Laminate flooring.

Kitchen

10' 2" x 7' 2" (3.10m x 2.18m)
Fitted kitchen with wall and base units. Tiled splashback. Stainless steel sink and drainer. Gas hob. Electric oven. Extractor fan. Integrated washing machine. Space for fridge freezer. Plumbing for dishwasher. Tiled flooring.

Bedroom One

11' 8" x 9' 2" with recess to door (3.56m x 2.79m with recess to door)
Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

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

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m)
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Bath with shower over. WC. Wash hand basin. Partly tiled walls. Radiator. Tiled flooring.

Parking

1 allocated parking space.

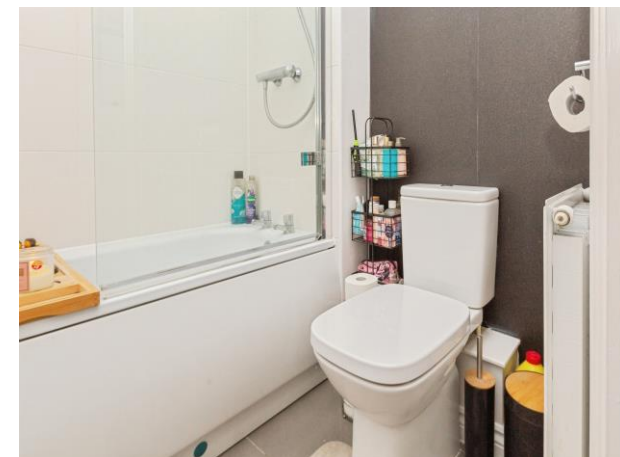




Total floor area 63.9 m² (687 sq.ft.) approx

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.propertybox.io

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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: C

Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 380.68

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. 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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