



**Connells**

Falcon Mews Stanbridge Road  
Leighton Buzzard





### Property Description

A beautifully presented 2-bedroom ground floor apartment situated just a short walk from the town centre, offering excellent convenience and lifestyle appeal. The property benefits from allocated parking, a generous lease with over 100 years remaining, and well-proportioned accommodation throughout.

The apartment comprises a welcoming entrance hall leading to a bright and airy lounge/dining area, a fitted kitchen, two double bedrooms, and a modern family bathroom. The master bedroom boasts its own en-suite shower room, providing an added touch of comfort and privacy.

Externally, the property features a designated allocated parking space, making it ideal for commuters or residents with vehicles, and is conveniently positioned for access to local shops, transport links and amenities. The long lease ensures peace of mind for prospective buyers and enhances the appeal for both owner-occupiers and investors alike.

This lovely apartment represents a fantastic opportunity to secure a well-located home in a

sought-after area - early viewing is highly recommended.

## Entrance Hall

Double glazed door to front. Airing cupboard. Vinyl flooring.

## Lounge

2 double glazed windows. 2 radiators. Virgin media point. Telephone point. Carpeted flooring.

## Kitchenette

Double glazed window. Fitted kitchen with wall and base units. Space for fridge freezer. Integrated washing machine. Integrated dishwasher. Integrated oven. Integrated hob with cookerhood over. Stainless steel sink and drainer. Vinyl flooring.

## Bedroom One

Double glazed window. TV point. Radiator. Carpeted flooring.

## En-Suite To Bedroom One

Shower cubicle. WC. Wash hand basin. Wall heater. Extractor fan. Tiling to water sensitive areas. Tiled flooring.

## Bedroom Two

Double glazed window. Radiator. TV point. Carpeted flooring.

## Bathroom

Double glazed window. Bath with mixer taps. WC. Wash hand basin. Heated towel rail. Extractor fan. Tiling to water sensitive areas. Tiled flooring.

## Parking

Allocated parking space.







Total floor area 65.3 m<sup>2</sup> (703 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](http://www.propertybox.io)

**Connells**



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: C

Service Charge:  
1224.00

Ground Rent:  
270.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311484](http://connells.co.uk/Property/LBC311484)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

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