



Cormorant Way, Leighton Buzzard, LU7 4UY

welcome to

Cormorant Way, Leighton Buzzard

Do not miss this rare opportunity to purchase this spacious one-bedroom flat, with garage and off-street parking, perfectly positioned close to commuting routes and amenities! This is ideal for downsizers, first-time buyers or investors alike! Book your viewing now.

Entrance Hall

Door to the front and stairs to the lounge/kitchen/diner.

Kitchen / Lounge / Diner

20' 2" x 17' 9" (6.15m x 5.41m)

Lounge / Dining Area: Radiator and 2 double-glazed windows to the front.

Kitchen Area: Fitted with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and a gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. 3 double-glazed windows to the rear.

Inner Hall

Radiator, storage cupboard and doors to the open-plan kitchen/lounge/diner, bedroom and bathroom.

Bedroom

11' 2" x 10' 8" (3.40m x 3.25m)

Radiator and double-glazed window to the rear.

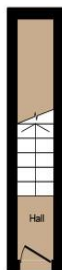
Bathroom

Pedestal wash hand basin with mixer tap, low-level WC and a bath with shower over. Extractor fan and double-glazed obscured window to the rear.

Outside

Garage & Parking

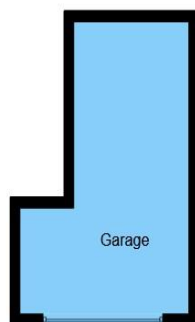
There is a garage and off-road parking.



Ground Floor



First Floor



Garage

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



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- OFF-STREET PARKING
- GARAGE
- SPACIOUS LOUNGE
- EASY COMMUTING ROUTES
- PROXIMITY TO ASTRAL LAKE

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£190,000



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Property Ref:
LBZ109408 - 0005

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