



Kestrel Way, Leighton Buzzard, LU7 4AX

Offers In Excess Of £190,000

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****NO UPPER CHAIN**TWO DOUBLE BEDROOMS | GROUND FLOOR APARTMENT | ENSUITE TO MASTER BEDROOM | DOUBLE ASPECT 17FT OPEN PLAN LIVING/KITCHEN AREA | ALLOCATED PARKING | INTEGRATED APPLIANCES**

M & M Properties are pleased to offer this MODERN AND HIGHLY SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING, situated walking distance to the town centre, local amenities and the beautiful Astral Lake situated on the edge of Leighton Buzzard.



Location

Kestrel Way is situated on the edge of the popular Sandhills development in southern Leighton Buzzard offering instant access to the Leighton Buzzard bypass (A4146 / A505) leading to the A5 and J11a of the M1. A short walk from the property is Greenleas Lower School, a Sainsburys local store, Cod & Waffle restaurant, Anytime Fitness gym and a McDonalds. Walking distance are local parks such as Pages Park with steam narrow gauge railway, town centre with shops, amenities and train station to London Euston (30 mins fast service).

Accommodation

The property is situated on the ground floor accessed by two communal doors either side of the block and boasts modern accommodation throughout. A spacious entrance hall leads into an open double aspect kitchen / living area spanning 17FT x 13FT with a white gloss corner kitchen with fitted appliances. The remainder of the property is comprised of a generous sized main bedroom with modern en-suite shower room, second double bedroom and family bathroom suite.

Parking

The property has one allocated parking space to the rear of the development accessed via an archway on Kestrel Way.

Utilities Connected

The property is serviced by mains water, sewerage and drainage. The heating is by way of gas to radiator, powered by a combi-boiler. There is mains electricity connected, with the fuse box located in a cupboard in the lounge.

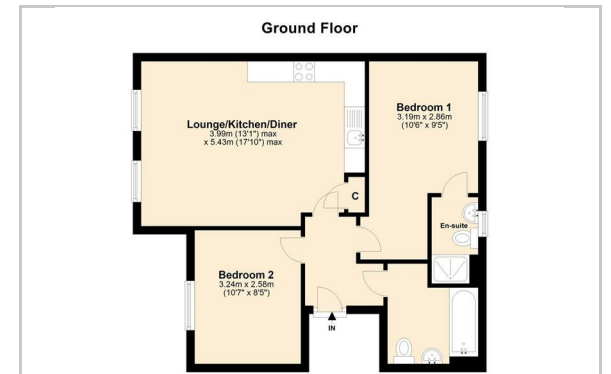
Potential Rental Value

In our property managers view this property would achieve a rent level of between £950pcm to £1050pcm based on condition. Speak to one of our property managers relating the rental potential of this property.

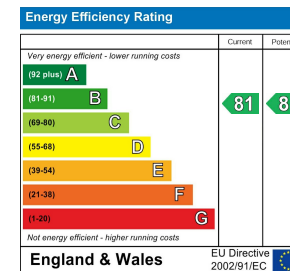
Area Map



Floor Plan



Energy Efficiency Graph



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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