



Sovereign House, Leighton Buzzard, LU7 1GR

£199,995

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# Sovereign House, Leighton Buzzard, LU7 1GR

## Floor Plan

TWO DOUBLE BEDROOM APARTMENT | UNDERGROUND GATED PARKING | LIFT ACCESS | EN-SUITE TO MASTER BEDROOM | 28FT OPEN PLAN LIVING/KITCHEN WITH BALCONY | NO UPPER CHAIN

M & M Properties are pleased to present this STUNNING TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT, located within the heart of LEIGHTON BUZZARD TOWN CENTRE AND 0.8 MILES FROM TRAIN STATION.

The building was converted from offices back in 2014 into a selection of UNIQUE APARTMENTS WITH LIFT ACCESS AND UNDERGROUND PARKING. We strongly advise an internal viewing to fully appreciate this quality and unique property. "NO UPPER CHAIN\*\*

### Location

Sovereign House was converted in 2014 into a selection of premium apartments with secure underground parking and lift access. It is located on the edge of the Leighton Buzzard town centre offering a short walk into the main high street which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses as well as a vibrant twice-weekly markets market.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.

### Accommodation

The property is located on the first floor with good sized rooms throughout, all set over a single level and accessed via lift or by the stairway. There is an entrance hallway with a storage cupboard and doors that lead into both double bedrooms and the impressive open plan living/dining/kitchen area spanning over 28 in feet.

The living area boasts a Juliet balcony and dual aspect far reaching views, as well as ample space for a large dining table to entertain guests. The Kitchen which comes fitted with a range of wall and base level units, also includes a host of integrated appliances which include an oven/grill, extractor fan and a four ring hob. Lastly there is a family bathroom and an en-suite shower room to the master bedroom.

### Parking

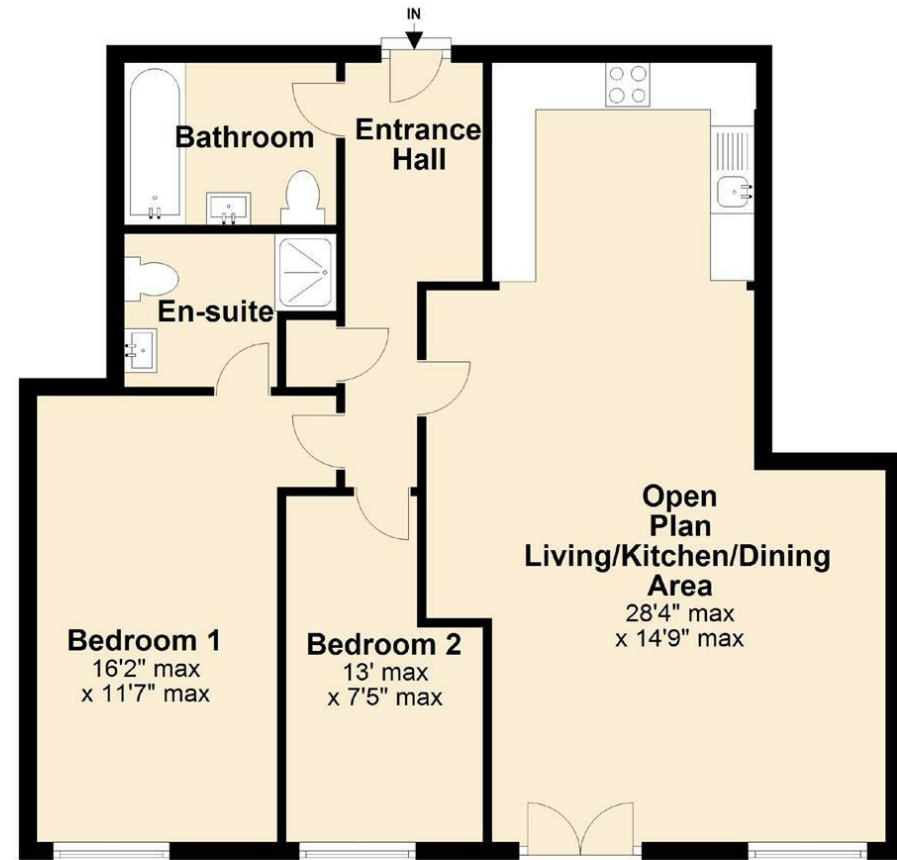
The property comes with two allocated spaces in the secure underground car park below as well as there being a storage cupboard.

### Utilities Connected

There is mains water, sewerage and drainage connected. The heating is by way of wall mounted electric radiators, and there is mains electricity connected.

## First Floor

Approx. 761.3 sq. feet



Total area: approx. 761.3 sq. feet

## 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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