



Market Square, Leighton Buzzard, LU7 1HE

£159,995



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Floor Plan

ONE OF ONLY FOUR UNIQUE TOWN CENTRE APARTMENTS | MODERN & STYLISH READY TO MOVE INTO CONDITION | ONE DOUBLE BEDROOM

M & M Properties takes great pleasure in presenting this MODERN, CONTEMPORARY AND RARELY AVAILABLE ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT. Nestled within a historic and characterful building at the heart of Leighton Buzzard town centre, this uniquely designed residence is one of only four properties resulting from a thoughtful conversion.

Boasting a modern aesthetic, the apartment offers a distinctive living experience with an abundance of natural light. Its top-floor location not only provides a sense of exclusivity but also potential benefits such as enhanced privacy and far reaching views across the town itself. Set within a historic structure, the apartment seamlessly blends modern design with the charm of yesteryears.

Location

Market Square is located directly in the heart of the of busy Leighton Buzzard town centre, with this particular property being just one of only four beautifully designed converted apartments back in 2015. It is just 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 charters 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 boasts spacious rooms throughout, with over 630 square feet of accommodation

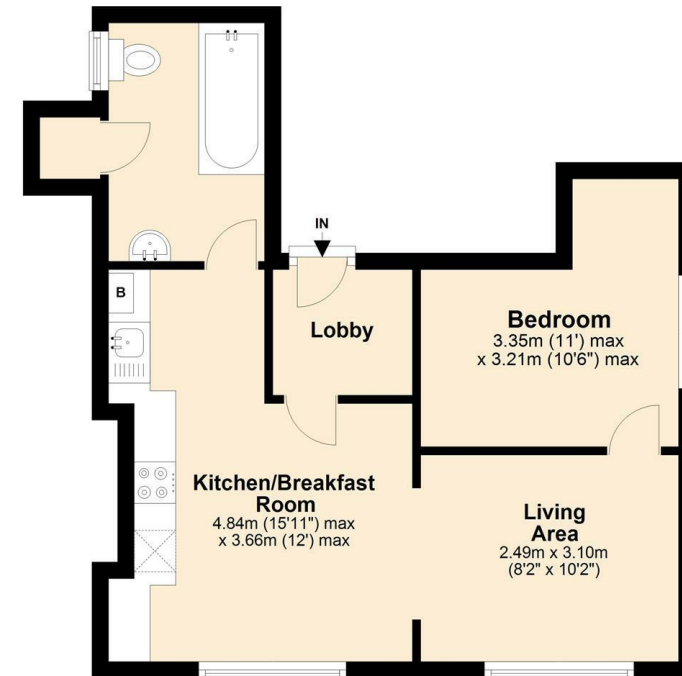
accessed through the communal stairway on the first floor.

There is an inner lobby, perfect for storing coats and shoes upon entry to the flat. Then there is a generous sized kitchen/breakfast room with dining seating space. The kitchen consists of a range of high gloss storage units as well as having integrated appliances. There is also a separate living room which then leads through into a double bedroom. Lastly there is a family bathroom which has a handy storage cupboard as well.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

First Floor



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

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

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