



Eagle Close, Leighton Buzzard, LU7 4AT

Offers In Excess Of £190,000



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Floor Plan

- No Upper Chain
- Two Bedrooms
- En-Suite to Master Bedroom
- Spacious Ground Floor Apartment
- Open Plan Living & Kitchen Area
- Backs onto Open Greenery
- Two Allocated Parking Spaces
- Very Short Walk Into Town Centre
- Perfect For Commuting to London
- Quiet & Secluded Position in Development

Located on the ground floor of the sought-after Eagle Close development in Leighton Buzzard, this particularly spacious two-bedroom apartment also features many benefits to include two allocated parking spaces, large open plan living & kitchen area overlooking open greenery as well as an en-suite to the master bedroom.

Presented in excellent condition throughout, the property enjoys a quiet position at the rear of the development, offering privacy and tranquillity as well as providing a peaceful and secluded living environment. Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property has spacious rooms throughout set out over a single level on the ground floor of the block. You enter the property through the main door off the communal stairway into an entrance hall which connects to all rooms and has a handy storage cupboard.

There are two good sized bedrooms, one of which is the master bedroom which has its own en-suite shower room with the other being a comfortable guest bedroom while also being suitable for a home office or study set up. There is a further family bathroom, as well as the main living area which is of a fantastic size open plan to the kitchen and providing ample space for dining too. The outside communal areas are well maintained with various lawn and garden areas, as well as a car park for the residents and visitors to enjoy. The property also benefits from a spacious and secure garage large enough to provide additional parking for most private vehicles.

There are two allocated parking bays for this property. One is located on the left through the underpass, the other is further round the back just past the greenery at the rear. 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.

Council Tax Band B

Remaining Lease is 110 Years

Annual Service Charge is £1,832.22 and Annual Ground Rent is £250.00

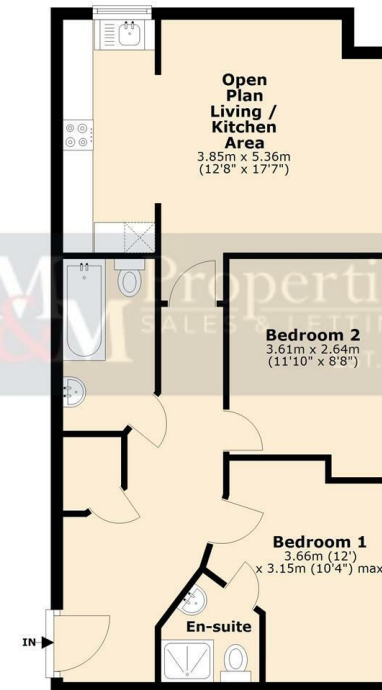
Viewing

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.

Ground Floor



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