



**Sandpiper Way
Leighton Buzzard, LU7 4SS
£180,000**

Welcome to this charming two-bedroom second floor apartment located on Sandpiper Way in the desirable town of Leighton Buzzard. This purpose-built property offers a wonderful opportunity for both first-time buyers and investors alike, with no upper chain to complicate your purchase.

Upon entering the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-proportioned bedrooms offer ample space for comfortable living, making it an ideal home for small families or professionals. The bathroom is conveniently located, ensuring ease of access for all residents.

Situated in a vibrant community, this apartment is close to local amenities, parks, and transport links, providing easy access to the wider region.

Whether you are looking to invest in a rental property or seeking your first home, this apartment on Sandpiper Way is a fantastic choice. With keys available in the office for viewings, we invite you to come and experience the potential of this lovely apartment for yourself. Don't miss out on this excellent opportunity to secure a property in a sought-after location.

NB Notes

Ground Rent £100. PA

Service Charge £1580.00 for 2025

Term Remaining On Lease 107 years

Entrance Hall

Lounge

13'11" x 13'5" (4.25m x 4.09m)



Kitchen

11'10" x 4'8" (3.63m x 1.43m)



Main Bedroom

8'11" x 13'1" (2.73m x 4.00m)

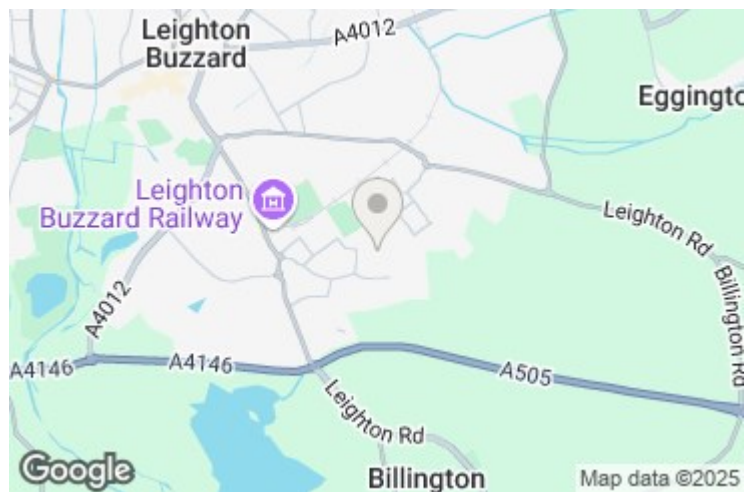


Bedroom Two

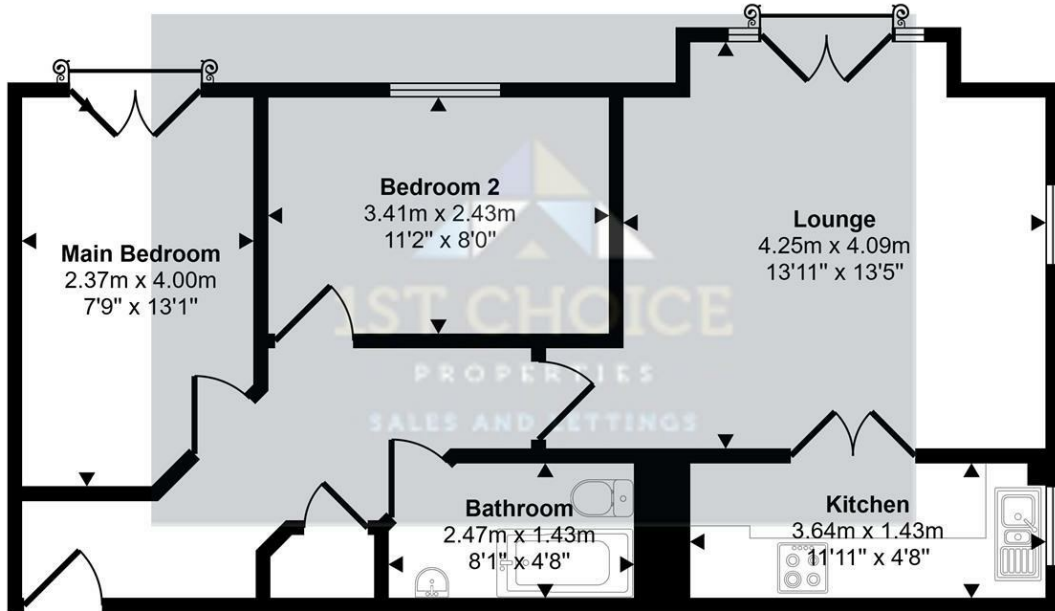
10'3" x 7'11" (3.14m x 2.43m)



Bathroom

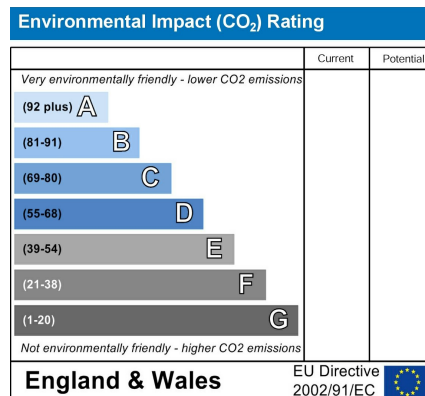
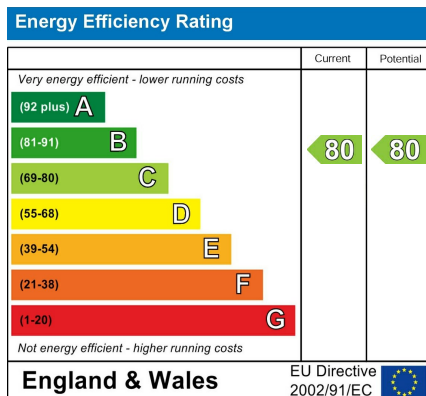


Approx Gross Internal Area
54 sq m / 586 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



www.1stchoice-properties.co.uk