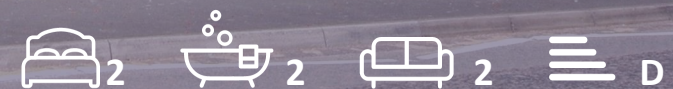




Sovereign House, Leighton Buzzard, LU7 1GR

Offers In Excess Of £195,000



- **Sought After Sovereign House in Leighton Buzzard**
- **Two Double Bedrooms**
- **Two Bathrooms (Master with En-Suite)**
- **Impressive 27Ft Open Plan Living & Kitchen Area**
- **Top Floor Penthouse Apartment with Lift Access**
- **Gated Underground Parking**
- **Positioned Seconds Walk From High Street & Local Amenities**
- **Outstanding Far Reaching Views Across Surrounding Area**
- **Perfect For Commuting to London**
- **No Upper Chain**

Positioned on the top floor of the highly sought-after Sovereign House, this generously proportioned two double bedroom Penthouse apartment offers over 720 sq. ft. of stylish living space and is available with no upper chain.

Perfectly situated just moments (literally seconds) from Leighton Buzzard's vibrant High Street, it offers exceptional convenience for shops, cafés, restaurants, and local amenities to also include the Leighton Buzzard train station.

One of the largest apartments within the development and accessed via a lift, the property features a stunning open-plan layout with a 27ft living, dining, and kitchen area with far reaching views across the town, ideal for both relaxing and entertaining. The accommodation further includes two well sized double bedrooms, with the master benefiting from its own private en-suite, plus a second modern family bathroom and secure gated underground parking.

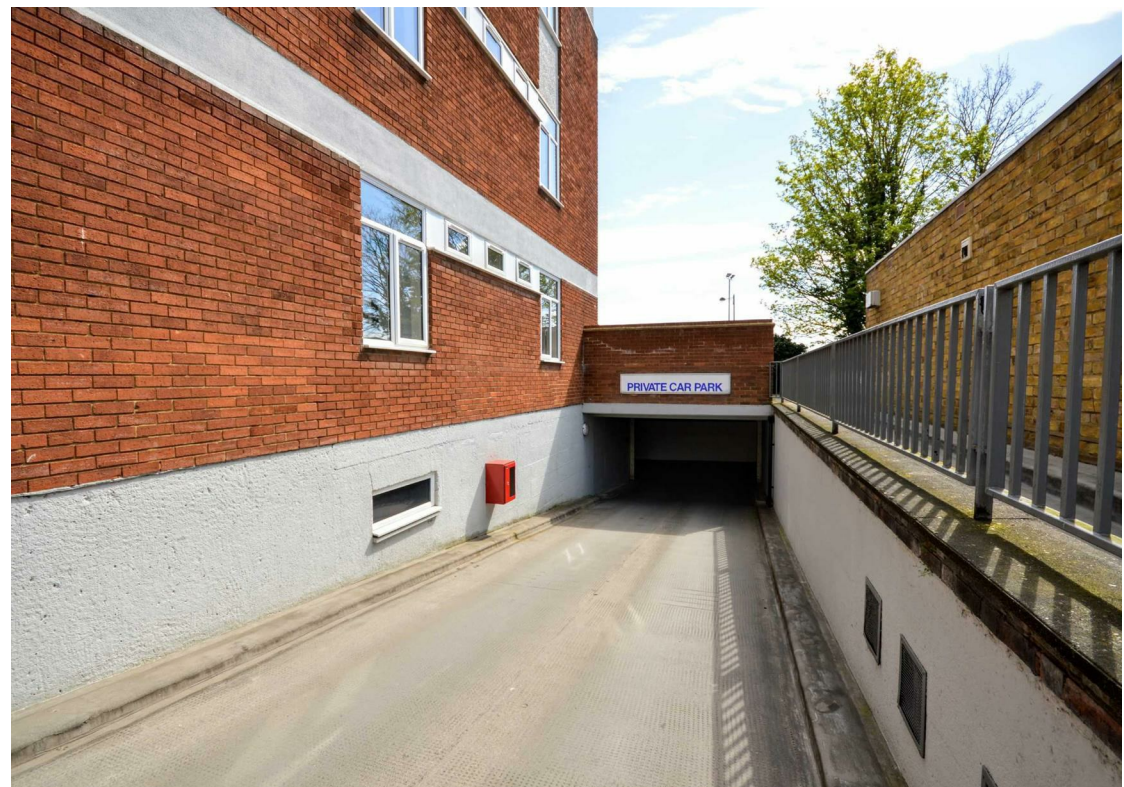
Whether you're a first-time buyer, investor, or downsizer, this standout apartment combines location, space, and lifestyle in equal measure.

Sovereign House was converted in 2014 into a selection of 12 premium apartments with secure underground parking and lift access. It stands prominently located on the edge of the Leighton Buzzard town centre offering a short walk into the main high street in seconds.

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.





The property is entered from the communal hallway which can either be accessed via the stairway or lift within. The apartment itself offers generously sized accommodation, set over a single floor with spacious rooms throughout totalling over 720 square feet.

The apartment boasts a bright and expansive 27ft open plan lounge and dining area, providing a fantastic space to both relax and entertain with two windows flooding the room with natural light.

There is a modern kitchen area which is partially open to the lounge but neatly tucked away, offering a range of high gloss fitted units, complimentary tiling and ample worktop space, as well as a selection of integrated appliances, making it ideal for those who enjoy cooking and entertaining.

There are two bedrooms, including a generously sized master bedroom with plenty of floor space for wardrobes and furniture, plus access to a private en-suite shower room for added privacy.

The second bedroom is a good-sized single that would work well as a guest room, nursery, or even a dedicated home office for those working remotely. A stylish and contemporary main bathroom, featuring a modern three piece suite completes the internal accommodation.

The building benefits from secure entry doors with an intercom system, providing peace of mind for residents. Inside the well-maintained communal hallways, you'll find individual post boxes, lift access to all floors, and internal doors leading directly to the underground parking area, where this apartment includes its own allocated parking space.

Within the underground car park, there is also a private external storage cupboard, ideal for bikes or seasonal items, along with a remotely operated access door that opens directly onto the road for convenient entry and exit.

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

The Remaining Lease is 114 Years

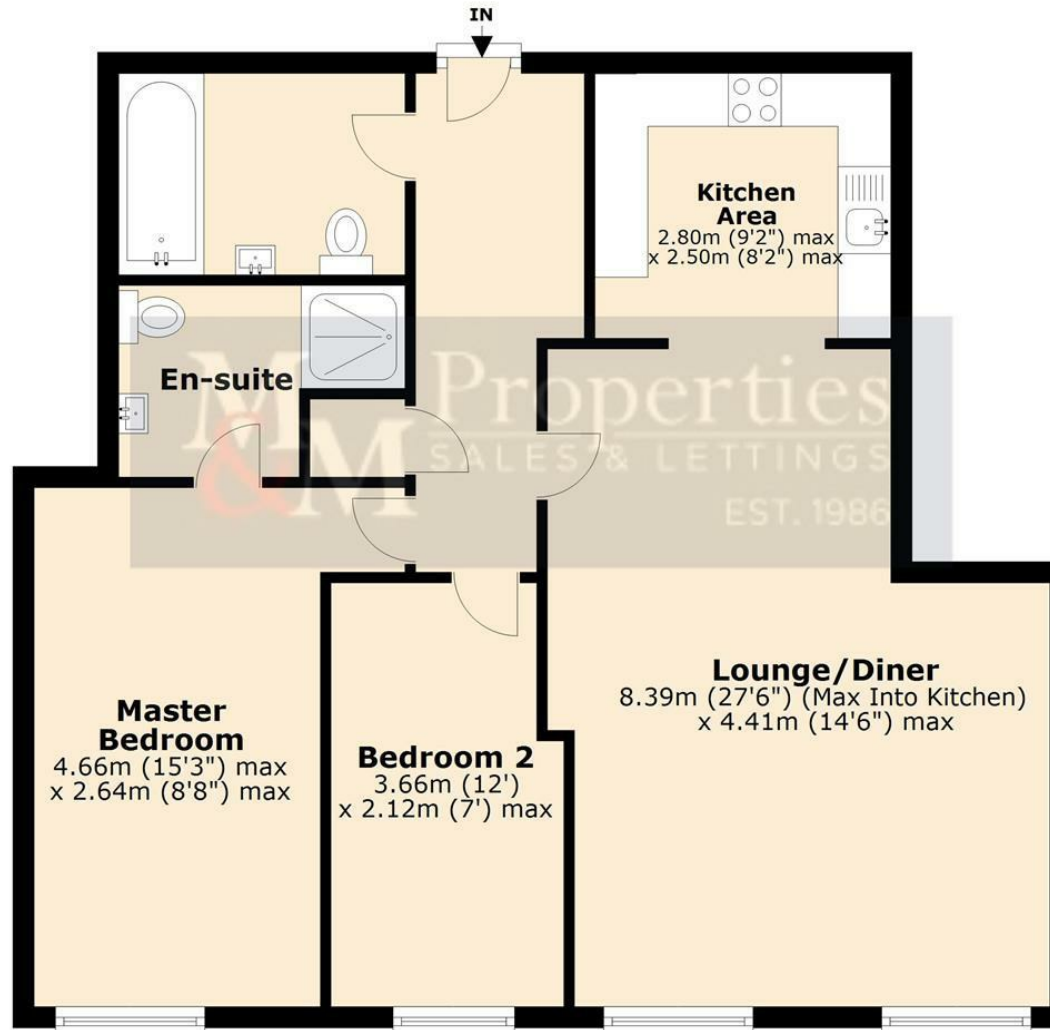
The Annual Service Charge is £2,280.00

The Annual Ground Rent is £275.00



## Floor Plan

## Top 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.