



**Connells**

Moneta Rise  
LEIGHTON BUZZARD



## Property Description

Immaculately Presented One-Bedroom  
Second Floor Apartment

A beautifully presented one-bedroom second floor apartment, less than 10 years old and offered with a long lease, making it a fantastic opportunity for first-time buyers or investors alike.

Upon entering the property, you are welcomed by a spacious entrance hall, benefiting from ample built-in storage. To the left, you'll find a bright and well-presented lounge, enjoying plenty of natural light and providing a comfortable living space, which flows through to a modern fitted kitchen.

To the right of the hallway is a well-maintained double bedroom, whilst directly ahead is a contemporary bathroom, finished to a good standard.

Further benefits include allocated parking.

The property is presented in excellent, move-in-ready condition throughout and must be viewed to fully appreciate the space and quality on offer.

## Entrance Hall

2 radiators. Storage. Carpeted flooring.

## Lounge/ Diner

Double glazed window. 2 radiators. Carpeted flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Gas hob with cookerhood over. Integrated oven. Integrated dishwasher. Integrated washing machine. 1.5 bowl stainless steel sink and drainer. Space for fridge freezer. Laminate flooring.

## Bedroom

Double glazed window. Radiator. Carpeted flooring.

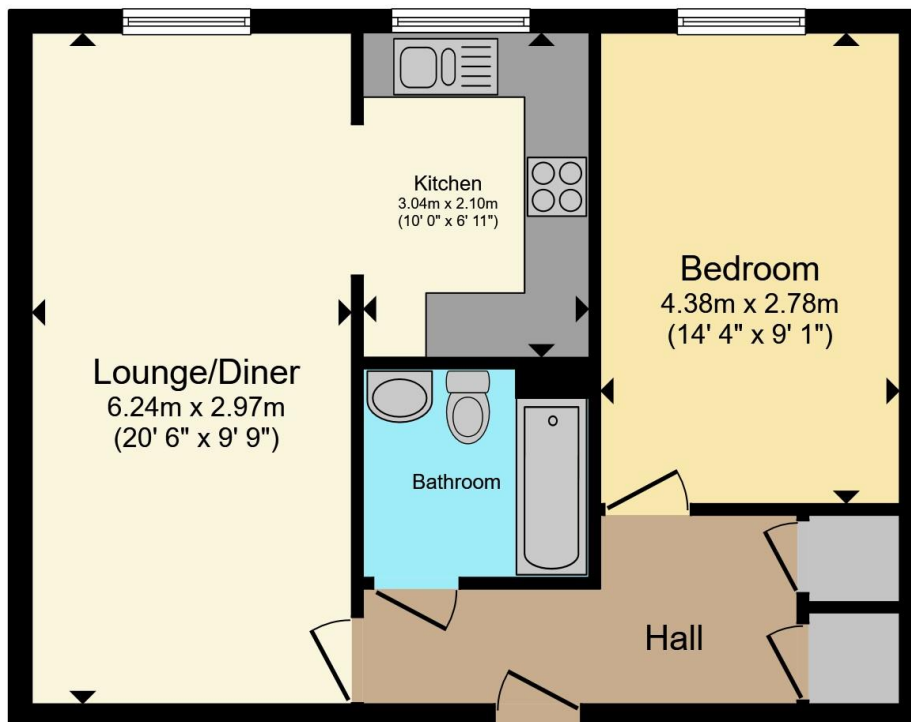
## Bathroom

Bath with shower over. WC. Wash hand basin. Radiator. Vinyl flooring.

## Parking

1 allocated parking space.





Total floor area 50.2 m<sup>2</sup> (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1172.00

Ground Rent:  
 304.54

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC310557](http://connells.co.uk/Property/LBC310557)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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