



Connells

Falcon Mews Stanbridge Road
LEIGHTON BUZZARD

Falcon Mews Stanbridge Road LEIGHTON BUZZARD LU7 4QX

for sale offers in excess of
£200,000



Property Description

This well-presented first-floor, two-bedroom apartment offers modern living with a practical layout, ideal for first-time buyers, downsizers, or investors.

Upon entering, you're welcomed into a bright entrance hall with storage, leading into a spacious open-plan living and dining area. Large windows bring in plenty of natural light, creating a warm and inviting space perfect for relaxing or entertaining. The adjoining kitchen is well-equipped, featuring a good range of cabinets, ample worktop space, and integrated appliances (where fitted).

The master bedroom is generously sized and benefits from its own private en-suite shower room, providing added comfort and convenience. A second well-proportioned double bedroom offers flexibility—ideal as a guest room, home office, or child's bedroom. The property is completed by a modern family bathroom with contemporary fittings.

Additional features include allocated parking,

secure entry, and well-maintained communal areas.

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Doors to bathroom, bedrooms, cupboard and kitchen living area.

Kitchen Living Area

Kitchen

Fitted with a range of wall mounted and floor standing units with work surfaces over. Plumbing for slim line dishwasher. Plumbing for washing machine. space for fridge freezer. Built in oven. Window.

Living Area

Window. Heater. Juliet balcony. Laminated floor.

Bathroom

Bath with shower over. W/C. Wash hand basin. Tiling to splashback areas. Heated towel rail.

Bedroom One

Window. Heater.

Ensuite

Shower cubicle. Tiling to splash back areas. W/C. Wash hand basin.

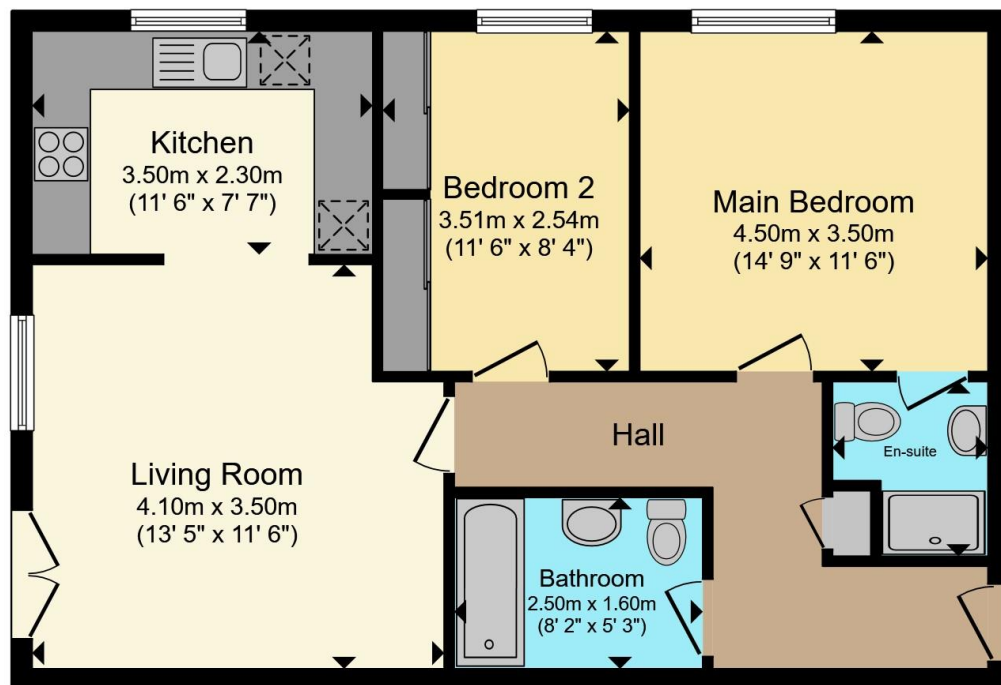
Bedroom Two

Window. Heater.

Parking

Allocated parking for one space. Visitors spaces available.





Second Floor

Total floor area 64.4 m² (694 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

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To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
Band: C

Service Charge:
1224.00

Ground Rent:
359.18

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311509

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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