



**Connells**

Bluebell Court Leighton Road  
Leighton Buzzard



## Property Description

This attractive one-bedroom end-of-terrace maisonette is offered in good decorative order and provides a practical, well-designed layout ideal for first-time buyers, downsizers, or investors.

The accommodation includes an entrance hall, a bright open-plan kitchen/living area with a Juliet balcony, a double bedroom, and a well-appointed three-piece bathroom. The property benefits from gas central heating via a wall-mounted gas combination boiler, double glazing, and stylish décor throughout.

Externally, off-road permitted parking is available and private residents gate cuts the distance to walk into town. The property enjoys an enviable position close to the town centre and offers excellent transport links, being within easy reach of the mainline railway station with direct routes into London Euston, as well as convenient road connections to major routes running north and south. Well-regarded schools are also within walking distance.

A 125-year lease from January 2018 further enhances the long-term appeal of this well-located home.

## Entrance Hall

Accessed via a composite front door. Wood laminate flooring, radiator, and storage cupboard housing the wall-mounted gas combination boiler.

## Kitchen / Living Room

A bright, open-plan space with a double-glazed front window and Juliet balcony.

The kitchen area includes a range of wall and floor-mounted units with worktops over, a single bowl stainless steel sink and drainer, four-ring gas hob, electric oven, plumbing for washing machine, and space for a fridge-freezer. Radiator.

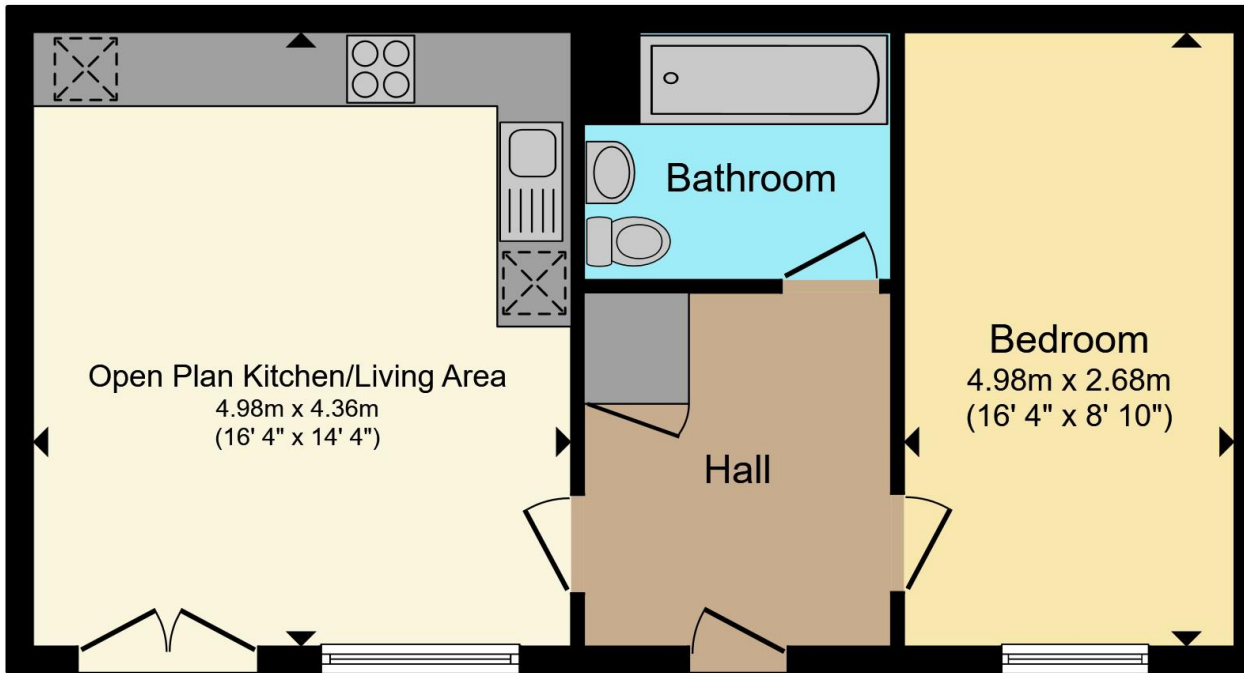
## Bedroom

Double-glazed window to the front aspect, fitted carpet, and radiator.

## Bathroom

A three-piece suite comprising a bathtub with mixer taps for shower and glass shower screen, WC, and wash hand basin. Features tiled flooring and heated towel rail.





**Ground Floor**

Total floor area 48.5 m<sup>2</sup> (522 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

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1450.00

Ground Rent:  
 180.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311521](http://connells.co.uk/Property/LBC311521)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. 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.

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