



**Bluebell Court, Leighton Road, Leighton Buzzard, LU7 1FZ**

**welcome to**

## **Bluebell Court, Leighton Road, Leighton Buzzard**

A well-presented, top-floor, one-bedroom apartment with canal views, featuring higher ceilings and Juliet balcony. The property also benefits from off-street parking and is ideally located close to the town centre and local amenities. Perfect for commuters and first-time buyers or investors.

### **Entrance Hall**

Storage cupboard and doors to the lounge/kitchen, bedroom and bathroom.

### **Lounge / Kitchen**

Lounge Area - Radiator and double-glazed doors with a Juliet balcony.

Kitchen Area - Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven and gas hob with extractor fan over. Space for a washing machine and a fridge/freezer. Central heating boiler.

### **Bedroom**

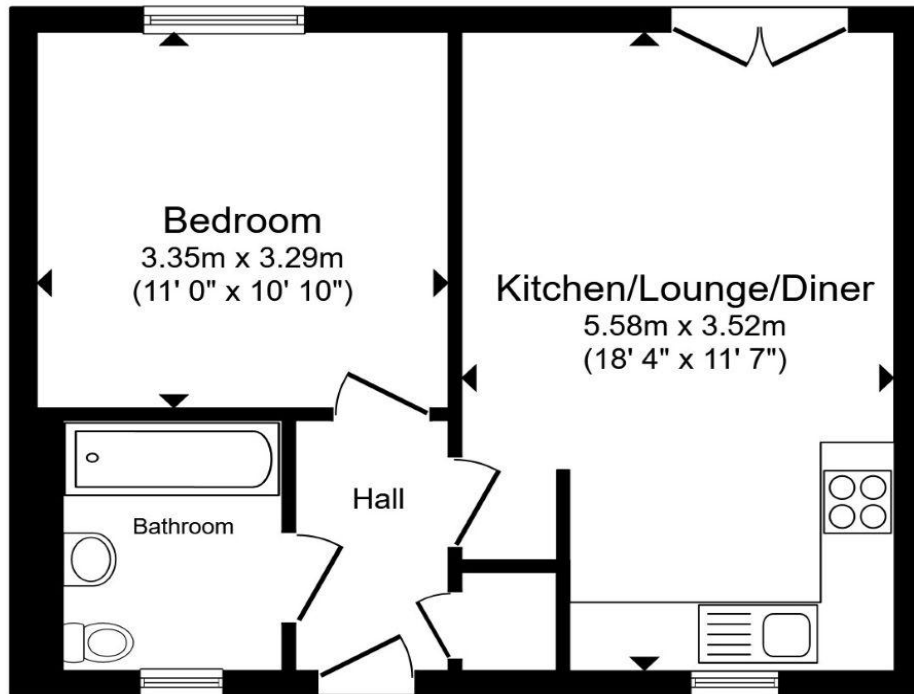
Radiator and double-glazed window to the rear.

### **Bathroom**

Wall mounted wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and double-glazed obscured window to the front.

### **Outside Parking**

1 parking space.



Total floor area 38.9 m<sup>2</sup> (419 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)



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**Bluebell Court, Leighton Road,**  
**Leighton Buzzard**

- OFF-STREET PARKING
- APPROX 7 MIN WALK TO MAINLINE TRAIN STATION
- PROXIMITY TO LOCAL AMENITIES AND TOWN CENTRE
- RURAL CANAL WALKS
- WELL PRESENTED THROUGHOUT

Tenure: Leasehold EPC Rating: B  
Council Tax Band: B Service Charge: 1450.00  
Ground Rent: 177.00

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.

**£190,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109582](https://www.brownandmerry.co.uk/Property/LBZ109582)



Property Ref:  
LBZ109582 - 0005

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