



## Lake Street

, Leighton Buzzard LU7 1WB

- Allocated parking space
  - Family bathroom
- Well-appointed kitchen
- Two double bedroom apartment
  - Spacious living area
- En-suite shower room to main bedroom

**£149,995 Leasehold**





## Location

## Full Description

Welcome to this charming 2-bedroom ground floor flat, perfectly situated in a vibrant and sought-after location. This delightful residence offers a comfortable and practical living space, ideal for first-time buyers, young professionals, or those looking to downsize without compromising on quality or convenience. Boasting a well-proportioned layout, the flat provides a harmonious blend of modern amenities and cosy living, ensuring a warm and inviting atmosphere from the moment you step inside.

The spacious reception room serves as the heart of the home, flooded with natural light that accentuates the neutral decor and creates an airy, welcoming environment. Whether you're entertaining guests, enjoying a quiet evening with family, or simply relaxing with a good book, this versatile space adapts effortlessly to your lifestyle needs. The reception room's open-plan design allows for easy flow and accessibility, making daily living both practical and enjoyable.

The kitchen has been thoughtfully designed to maximise functionality while maintaining a sleek and contemporary feel. Equipped with ample storage cupboards and modern appliances, it stands ready to inspire your culinary endeavours. Whether you're preparing weekday meals or hosting weekend gatherings, this kitchen offers the perfect setting to whip up your favourite dishes with ease and style. Both bedrooms are well-sized and offer generous storage options, providing peaceful retreats at the end of a busy day. The master bedroom boasts an en-suite bathroom with a shower and enough space for a double bed and additional furnishings, while the second bedroom is perfect as a guest room, home office, or nursery to suit your personal needs. The neutral palette throughout ensures a restful and calming ambiance, allowing you to personalise the rooms to your taste without limitation.

The bathroom complements the flat's overall appeal with a clean, contemporary design featuring high-quality fixtures and fittings. It offers a comfortable and practical space complete with a full-sized bathtub, perfect for unwinding after a long day. The room is immaculately maintained and designed to maximise both style and functionality.

Additional benefits include ample storage throughout the property, double glazing, and efficient heating,



ensuring comfort across all seasons. This flat is ideally located close to excellent local amenities, including shops, cafes, schools, and public transport links, making everyday life convenient and accessible. Commuters will appreciate the easy access to nearby train stations and bus routes, providing swift connections to the city centre and surrounding areas.

With its blend of style, comfort, and convenience, this 2-bedroom flat presents a fantastic opportunity to secure a home in a welcoming community. Whether you're starting out, scaling down, or investing, this property offers significant appeal and potential. Don't miss out on the chance to make this delightful flat your new home - arrange a viewing today and experience all that it has to offer firsthand.

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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Council Tax Band  
EPC Rating **C**



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