



Hockliffe Street

Leighton Buzzard, LU7 1GR

Guide Price £200,000



QUARTERS
YOUR NEXT MOVE

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Leighton Buzzard, LU7 1GR

Quarters are delighted to offer for sale with no upper chain this immaculate and spacious two bedroom ground floor apartment situated in the heart of Leighton Buzzard with a host of amenities within walking distance, and the added bonus of an allocated parking space in a secure underground car park. The remaining term on the lease is 114 years and accommodation comprises: Communal entrance, entrance hall, lounge/dining room with outside garden space off, kitchen, two generous bedrooms and a bathroom. Additional benefits include double glazing and a private storage cupboard.

Location:

Sovereign House is located in the heart of Leighton Buzzard, a town popular for it's good transport links, local parks and shops. With the historic market town centre on it's doorstep, this property boasts easy access to a range of shops, restaurants and bars, as well as the regular market. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.





Layout:

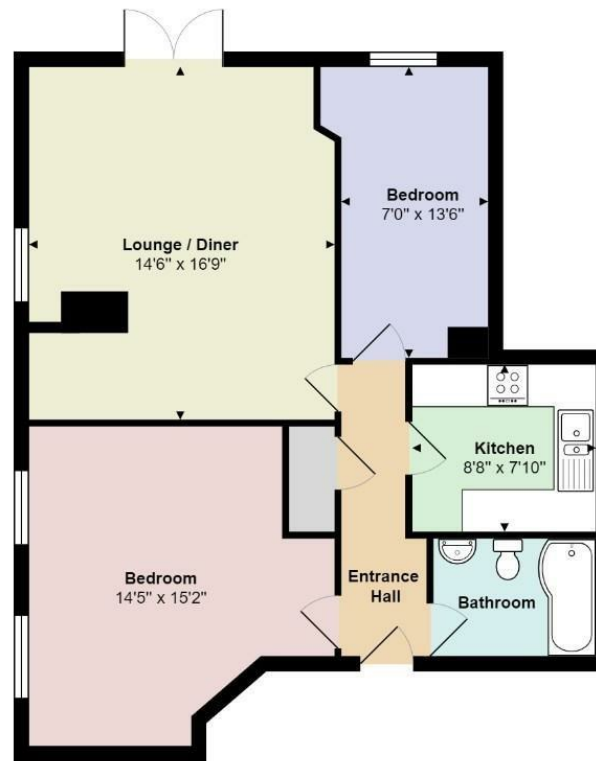
Enter into the hallway which provides doors to the lounge/diner, kitchen, bedrooms and bathroom. There is also a built-in storage cupboard. The lounge takes full advantage of the apartment being situated on a corner of the building, with plenty of natural light received from dual aspects. The room also benefits from being on the ground floor, with double glazed doors leading out to a shingled garden area enclosed by rail fencing. There is plenty of space for a range of living room furniture plus a dining table. A recess makes a perfect spot to site a desk or storage cabinet, if preferred. The kitchen had been fitted with a modern range of wall and base level units. Integrated appliances include a washing machine, dishwasher, oven and hob with hood over, plus there is space for a fridge freezer. The generous master bedroom allows for a large bed, wardrobes and additional furniture, and comfortably accommodates a sitting/dressing area within the room, if desired. The second bedroom is a good size with ample room for a range of furniture. The bathroom has been fitted with a modern three piece white suite comprising of a low level WC, pedestal wash hand basin and p-shaped bath with shower over. The room is finished nicely with complimentary tiling to the floor and walls.

Additional Features & Parking:

The property comes with an allocated parking space situated in a secure gated underground car park. There is also a spacious private storage cupboard.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Ground Floor

Total Area: 715 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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