

2 Bedroom Modern Apartment NO UPPER CHAIN

27 Eagle Close, Leighton Buzzard
Bedfordshire, LU7 4AT



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LOCATION

Leighton Buzzard is one of the region's most popular commuter towns, offering an excellent blend of connectivity, convenience and lifestyle. The town centre provides a wide range of shops, cafés, restaurants, supermarkets and leisure facilities, while nearby parks and green spaces offer opportunities to enjoy the outdoors. For commuters, Leighton Buzzard railway station offers regular direct services to London Euston, often in under 35 minutes, making it a highly attractive location for those

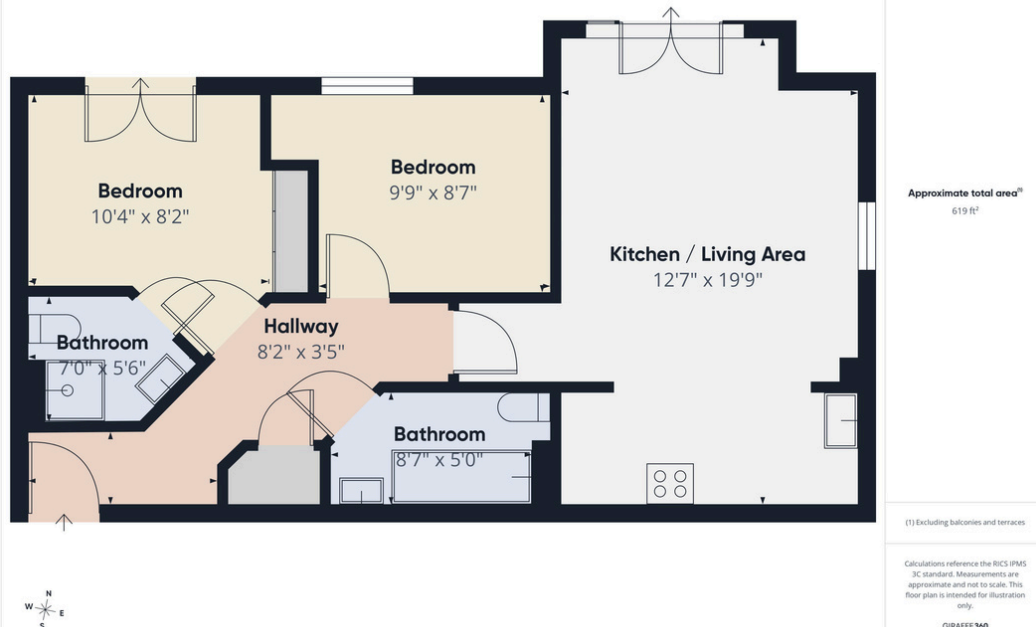
FIRST FLOOR APARTMENT
TWO DOUBLE BEDROOMS
EN-SUITE TO MASTER
NO UPPER CHAIN
TWO JULIET BALCONIES
OPEN-PLAN LIVING SPACE
MODERN FITTED KITCHEN
COMMUNAL GARDENS
ALLOCATED PARKING
POPULAR COMMUTER TOWN
IDEAL FIRST PURCHASE

travelling into the capital. The town also enjoys good road links to Milton Keynes, Dunstable and the surrounding area. Combining strong transport connections with a thriving community and excellent amenities, it's easy to see why Leighton Buzzard remains such a sought-after place to live.



We Sold It are delighted to offer to the market this well-presented first-floor two-bedroom apartment, situated within a popular residential development in the highly regarded commuter town of Leighton Buzzard. The property offers spacious and practical accommodation comprising an entrance hall, two double bedrooms, including a principal bedroom benefiting from built-in wardrobes, an en-suite shower room and its own Juliet balcony. A modern family bathroom serves the remainder of the accommodation. At the heart of the home is a bright and airy open-plan living space, incorporating a lounge, dining area and modern fitted kitchen. The living area enjoys a Juliet balcony overlooking the communal gardens, creating an attractive outlook and allowing plenty of natural light. The kitchen provides a range of fitted units together with a gas hob and space for a fridge freezer, washing machine and slimline dishwasher. Further benefits include allocated parking, communal gardens and a convenient position close to local amenities and transport links. An ideal first purchase, downsizing opportunity or buy-to-let investment.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

*Fastest Train from Aylesbury to London Marylebone

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