



Connells

Valerian Way
Leighton Buzzard



Property Description

This absolutely lovely first floor maisonette offers stylish, modern living in a well-maintained development just six years old. Finished to a high standard throughout, the property is presented in excellent condition and ready to move straight into.

The accommodation comprises two well-proportioned bedrooms and a contemporary bathroom, alongside a bright and spacious open-plan lounge/kitchen/diner – an ideal space for both everyday living and entertaining.

Further benefits include very low service charges, two allocated parking spaces, and the reassurance of a modern build with efficient running costs.

An ideal purchase for first-time buyers, downsizers or investors alike, this attractive home combines comfort, convenience and value in equal measure.

Entrance

Stairs rising up to landing. Carpeted flooring.

Open Plan Lounge/ Kitchen

Lounge Area.
Double glazed windows. Laminate flooring.

Kitchen Area.
Double glazed window. Fitted kitchen with wall and base units. 1.5 bowl sink and drainer. Gas hob with cookerhood over. Integrated oven. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. Laminate flooring.

Landing

Storage cupboard. Radiator. Carpeted flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin. WC. Radiator. Tiled walls. Laminate flooring.

Parking

2 allocated spaces.





Total floor area 68.6 m² (738 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



To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax Band: B

Service Charge: 696.00 Ground Rent: 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311622

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: LBC311622 - 0002