



Brooklands House, 8, Leighton Road, Leighton Buzzard, LU7
Leighton Buzzard

£260,000

exp UK

Bedrooms: | **Bathrooms:** | **Receptions:**
3 | 1 | 1

Council Tax Band: C

Tenure: Share of Freehold

Property Type: Flat

- Fantastic Town Centre Location!
- Share of Freehold Penthouse Apartment
- Approx. 1,079 sq ft of Internal Living Space
- Three Bedroom Top Floor Residence
- Air Conditioning in Living Room & Main Bedroom
- Family Bathroom with Separate Bath & Shower
- Secure Intercom Entry System
- Allocated Resident Parking Space
- Walking Distance to Train Station, Tesco & Town Centre
- EG1332



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Situated on the top floor, this impressive penthouse apartment offers significantly more space than many comparable apartments, extending to approximately 1,079 sq ft of well planned accommodation.

Upon entering the property, a welcoming central hallway provides access to all rooms. The standout feature is the exceptional living room measuring over 24 feet in length, creating a fantastic space for both everyday living and entertaining. The room benefits from air conditioning, helping maintain a comfortable temperature throughout the year.

The separate kitchen offers ample worktop and cupboard space, making it ideal for those who enjoy cooking while retaining a clear separation between living and kitchen areas.

The principal bedroom is a particularly generous double room and also benefits from air conditioning. Bedroom two provides excellent versatility and could be utilised as a guest bedroom, home office or hobby room, while bedroom three offers further accommodation suitable for a bedroom, study or nursery.

The family bathroom is fitted with both a separate bath and shower, providing flexibility for busy households and offering the best of both worlds.

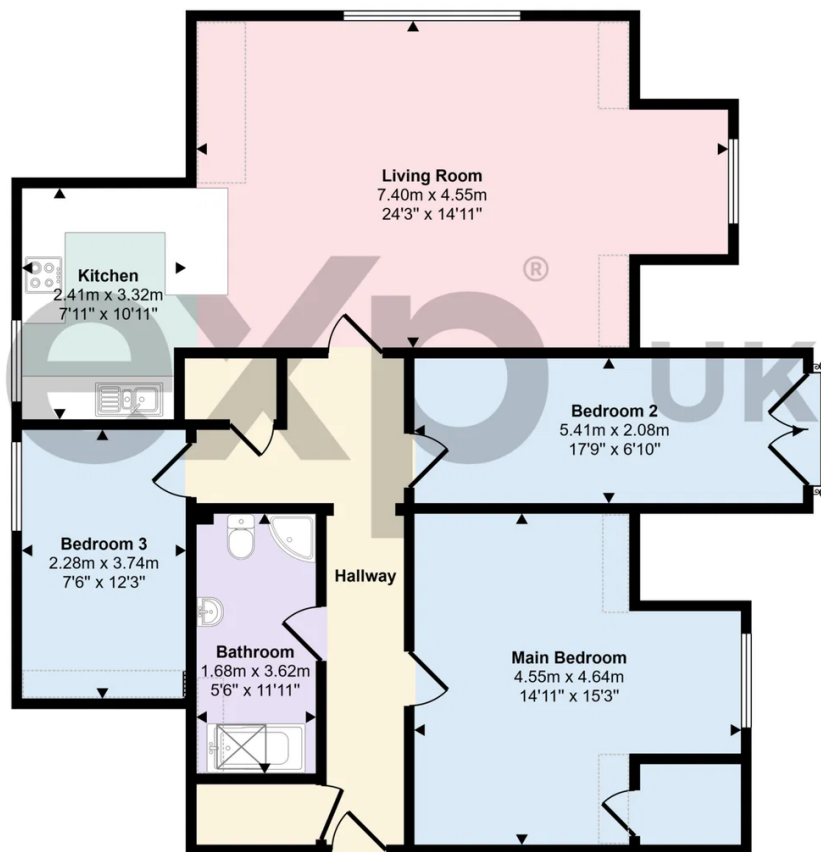
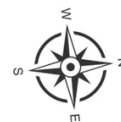
Further benefits include a secure buzzer intercom entry system, share of freehold ownership with no lease length concerns, one allocated parking space and well maintained communal areas.

The location is equally appealing, with Leighton Buzzard Train Station approximately a 10 minute walk or 2 minute drive away, providing direct rail links into London and beyond. Tesco Superstore is approximately a 5 minute walk away, while the town centre, local cafés, restaurants and amenities are all within comfortable walking distance. Residents can also enjoy a variety of nearby parks, green spaces and walking routes.

This spacious penthouse presents an excellent opportunity to secure a rarely available apartment in a highly convenient Leighton Buzzard location.



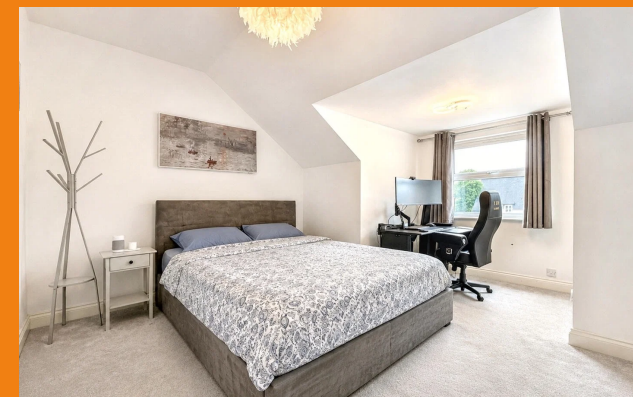
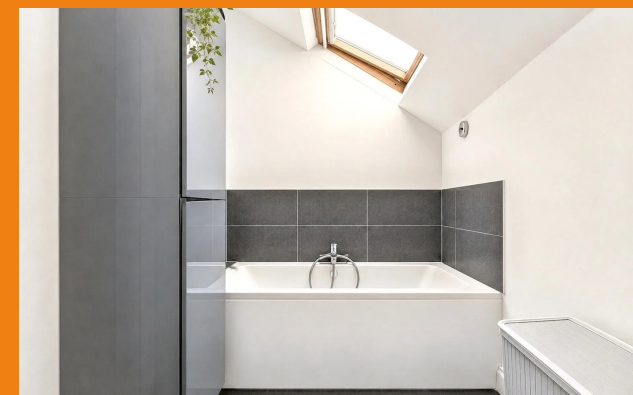
Approx Gross Internal Area
100 sq m / 1079 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

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