Connells

Copia Crescent
Leighton Buzzard

Copia Crescent
Leighton Buzzard LU7 9SH

for sale
£225,000

Property Description

Connells are delighted to offer this beautifully presented first-floor apartment, situated in a sought-after residential development and offering modern, move-in-ready accommodation throughout.

The property features a bright and spacious open-plan lounge, dining and kitchen area, creating the perfect space for both relaxing and entertaining. The contemporary kitchen is fitted with a range of integrated appliances and stylish units.

There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a modern family bathroom serves the remainder of the accommodation.

Further benefits include approximately 115 years remaining on the lease and an allocated parking space for one vehicle.

An ideal purchase for first-time buyers, professionals and investors alike, this fantastic home combines modern living with convenience and is ready to be enjoyed from day one.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Radiator, two storage cupboards, laminate flooring.

Open Plan Lounge/ Kitchen

Lounge Area

2 double glazed windows. Radiator. Cupboard housing boiler. Laminate flooring.

Kitchenette

Fitted kitchen with wall and base units. Gas hob with cooker hood over. Integrated oven. Integrated washing machine. Integrated dishwasher. Integrated fridge freezer. 1 bowl sink and drainer. Laminate flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Shower cubicle. WC. Wash hand basin. Tiling to water sensitive area. Tiled flooring.

Bedroom Two

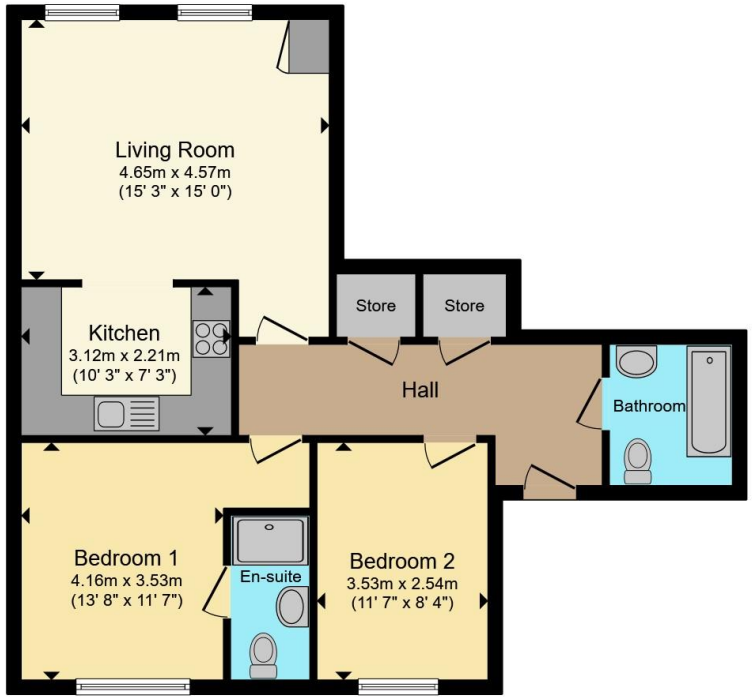
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Bath with shower over. WC. Wash hand basin. Tiling to water sensitive areas. Tiled flooring.

Parking

One allocated parking space.



First Floor

Total floor area 66.9 m² (720 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

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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: 1450.00

Ground Rent: 388.68

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC311780

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.

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