



**Connells**

Town Bridge Mill Leighton Road  
LEIGHTON BUZZARD

# Town Bridge Mill Leighton Road LEIGHTON BUZZARD LU7 1LE

for sale offers in excess of  
**£220,000**



## Property Description

Located within easy reach of Leighton Buzzard town centre, this well-presented and generously sized two-bedroom apartment offers comfortable modern living in a convenient setting, making it an ideal choice for first-time buyers, downsizers, or investors.

The property boasts a bright and spacious open-plan living and dining area, providing an excellent space for both everyday living and entertaining. A Juliet balcony enhances the room, allowing natural light to flood in and creating an airy, welcoming atmosphere. The kitchen area complements the living space, offering a practical and functional layout.

There are two well-proportioned bedrooms, with the master bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the second bedroom and guests. Underfloor heating throughout the apartment adds a further touch of comfort and practicality.

The apartment has been well maintained and is presented in good order, allowing a purchaser to move straight in while still offering scope to personalise if desired.

Additional benefits include allocated permit parking and the security of a leasehold tenure.

With its excellent location, well-balanced accommodation, and appealing presentation, early viewing is strongly recommended.



## Entrance Hall

2 cupboards. Boiler. Laminate flooring. Entry phone.

## Lounge

Velux window. Double glazed Juliet balcony. Under floor heating. Laminate flooring.

## Kitchen

Skylight windows. Fitted kitchen with wall and base units. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Electric oven. Electric hob with cooker hood over. Tiled flooring. Under floor heating.

## Bedroom One

Double glazed window. Under floor heating. Carpeted flooring.

## En-Suite To Bedroom One

Double shower cubicle. WC. Wash hand basin. Heated towel rail. Shaver point. Tiled flooring. Partly tiled walls.

## Bedroom Two

Double glazed window. Radiator. Under floor heating.

## Bathroom

Bath with shower over. Electric radiator. Shaver point. Wash hand basin with tiled splashback. WC. Tiled flooring.

## Parking

Resident permit parking.

## Agents Note

### PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an associate of an employee of Connells Estate Agents.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01525 372 588**  
**E leightonbuzzard@connells.co.uk**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311427](https://www.connells.co.uk/Property/LBC311427)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2015. 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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