



Sovereign House
Leighton Buzzard, LU7
Offers In Excess Of £220,000



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Q **QUARTERS**
ESTATE AGENTS

EST. 2011

Sovereign House, Leighton Buzzard, LU7 1GR

VIDEO VIEWING

Quarters are delighted to offer for sale with no upper chain this two bedroom top floor executive apartment, situated on the outskirts of the characterful town centre and enjoying elevated views over the town and countryside. The property is presented to the market in excellent order, with generous accommodation comprising: Entrance hallway, two bedrooms (master with en-suite shower room), family bathroom and open plan kitchen/ diner/ lounge. Additional benefits include double glazing, electric heating and secure allocated parking. Viewing is highly recommended. EPC rating D.

Location:

The market town of Leighton Buzzard is located in leafy Bedfordshire, close to the Chiltern Hills Area of Outstanding Natural Beauty, and within easy access of Aylesbury, Tring, Dunstable and Milton Keynes. The town is just a short drive from beautiful green spaces such as Rushmere Country Park, Stockgrove Park, Tiddenfoot Waterside Park and the Dunstable Downs. The town enjoys numerous outdoor areas and a village feel, whilst still maintaining a mainline Train Station, with a journey direct to London Euston in around 30 minutes.

Communal Entrance:

Security intercom system. Stairs and lift access to all floors.

Entrance Hallway:

Enter via front door. Electric heater. Doors to open plan living, both bedrooms and bathroom. Telephone entry system. Airing cupboard.

Bedroom One:

15'3" x 8'8"
Double glazed window to rear aspect. Electric heater. Television point. Telephone point. Door to:

En-Suite Shower Room:

Heated towel rail. Fitted white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiling to water sensitive areas. Ceramic tile floor. Recessed lighting. Extractor fan.

Bedroom Two:

12'6" x 6'11"
Double glazed window to rear aspect. Electric heater. Television point.

Bathroom:

Heated towel rail. Fitted white suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Ceramic tile floor. Recessed lighting. Extractor fan.

Open Plan Living:

Lounge Area:

14'5" x 12'8"
Two double glazed windows to rear aspect. Electric heater. Television point. Telephone point. Open to:

Kitchen/ Dining Area:

15'00" (max) x 10'11" (max)
Electric heater. Fitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with work surface over. Integrated washer-dryer, dishwasher, oven and hob with filter hood over. Space for fridge freezer. Tiling to water sensitive areas. Recessed lighting.

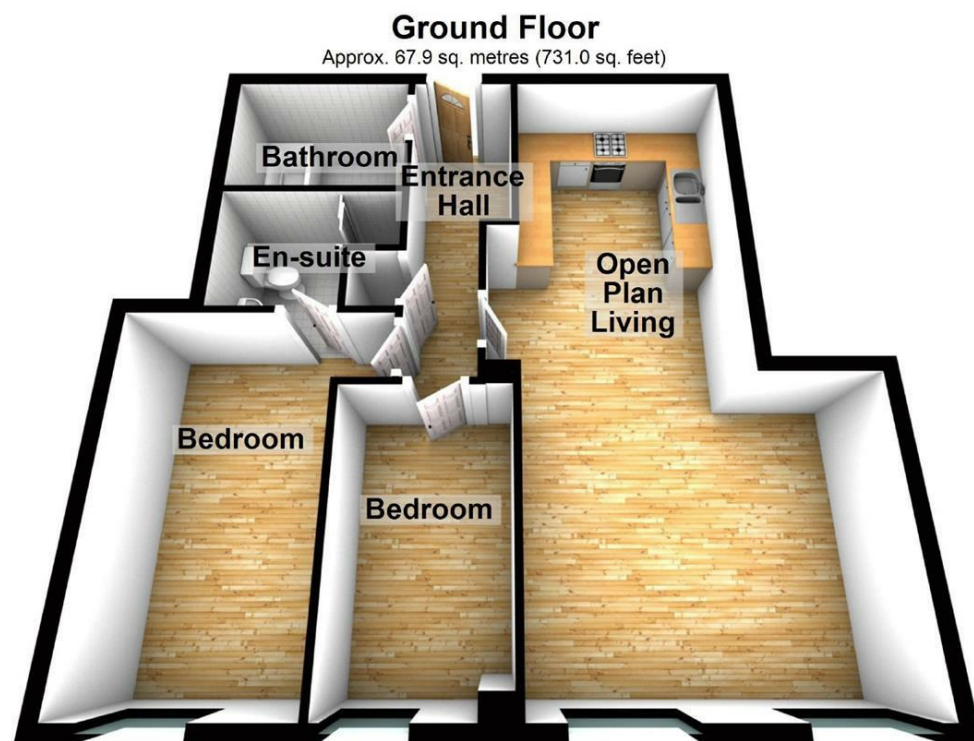
Parking:

Allocated secure parking for one car.

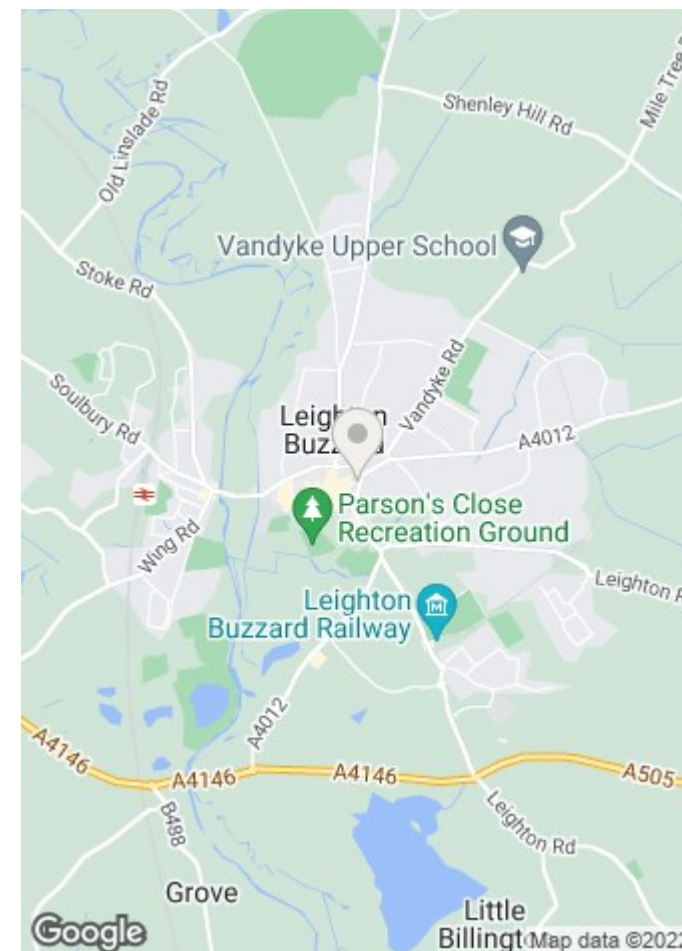
Agents Note:

This is a leasehold property. Our vendor advises there are approximately 117 years remaining on the lease. The service charge is £284.49pcm and the ground rent is £275 p/a Council Tax Band: B

Floor Plan



Map



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