



Eagle Close, Leighton Buzzard

Offers In Excess Of £200,000



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TWO BEDROOM TOP FLOOR APARTMENT WITH GARAGE | WALKING DISTANCE TO TOWN CENTRE | READY TO MOVE INTO | MODERN DEVELOPMENT

M & M Properties are pleased to offer this ready to move into top floor two-bedroom apartment situated in a modern development within walking distance to the town centre and mainline train station!



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

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Sales: 01525 377733 - Lettings: 01525 371997
sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

Location

Eagle Close comes situated within a central location in Leighton Buzzard which benefits from a twice weekly vibrant charter market as well as a range of local amenities to include shops, pubs, restaurants and supermarkets. The property is also just a short walk to the mainline train station with a direct link into London Euston and being within close proximity to road links to include the A5, A4212, and M1.

Accommodation

The property is located on the top floor, benefitting from highly spacious rooms throughout. The accommodation is set over a single floor which includes an entrance hallway with a storage cupboard, a lounge/diner with a Juliet balcony as well as a kitchen area. There are two good sized bedrooms, the master boasting a Juliet balcony

and a spacious three-piece family bathroom. The property also benefits from loft access.

Exterior

The outside communal areas are well maintained. The property also benefits from a spacious and secure garage large enough to provide additional parking for most private vehicles. In addition to numerous visitor spaces.

Tenure

We as agents can confirm this property is leasehold.

Lease

112 Years Remaining

Service Charge

Approx £1250 Per Annum

Ground Rent

£250 Per Annum

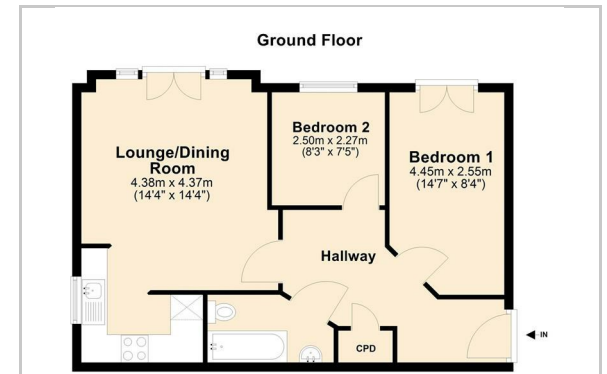
Council Tax Band

B

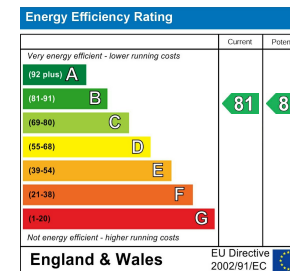
Area Map



Floor Plan



Energy Efficiency Graph



LOCAL PEOPLE WORKING FOR YOU