



Sovereign House, Leighton Buzzard, LU7 1GR

£225,000



- **Executive Second Floor Apartment**
- **En Suite To Master Bedroom**
- **Two Double Bedrooms**
- **Juliet Balcony**
- **Town Centre Location**
- **Underground Secure Parking**
- **Lift In Block**
- **Fantastic Condition Throughout**
- **19Ft Double Aspect Living/Dining Room**
- **Kitchen With Built In Appliances**

MODERN SECOND FLOOR APARTMENT | TWO DOUBLE BEDROOMS | EN-SUITE TO MASTER | TOWN CENTRE LOCATION | SECURE UNDERGROUND PARKING | LIFT IN BLOCK | EXCELLENT CONDITION THROUGHOUT

M & M Properties are pleased to present this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT, located within the heart of LEIGHTON BUZZARD TOWN CENTRE AND 0.8 MILES FROM TRAIN STATION. The building was converted from offices back in 2014 into a selection of UNIQUE APARTMENTS WITH LIFT ACCESS AND UNDERGROUND PARKING.

Location
Sovereign House was converted in 2014 into a selection of premium apartments with secure underground parking and lift access. It is located on the edge of the Leighton Buzzard town centre offering a short walk into the main high street which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses as well as a vibrant twice-weekly farmers market. There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.





Accommodation

The property is located on the second floor with good sized rooms throughout, all set over a single level and accessed via lift or by the stairway. There is an entrance hallway with a storage cupboard and doors that lead into both double bedrooms, the main living area as well as the family bathroom and a fully fitted kitchen. The living area boasts a Juliet balcony and dual aspect far reaching views. The Kitchen which comes fitted with a range of wall and base level units, also includes a host of integrated appliances which include an oven/grill, extractor fan, four ring hob, dishwasher and a washer/dryer.

Parking

The property comes with an allocated space in the secure underground car park below aswell as there being a storage cupboard.

Tenure

We as agents can confirm this property is leasehold.

Lease

116 years remaining

Service Charge

Approx £400.00 per month.

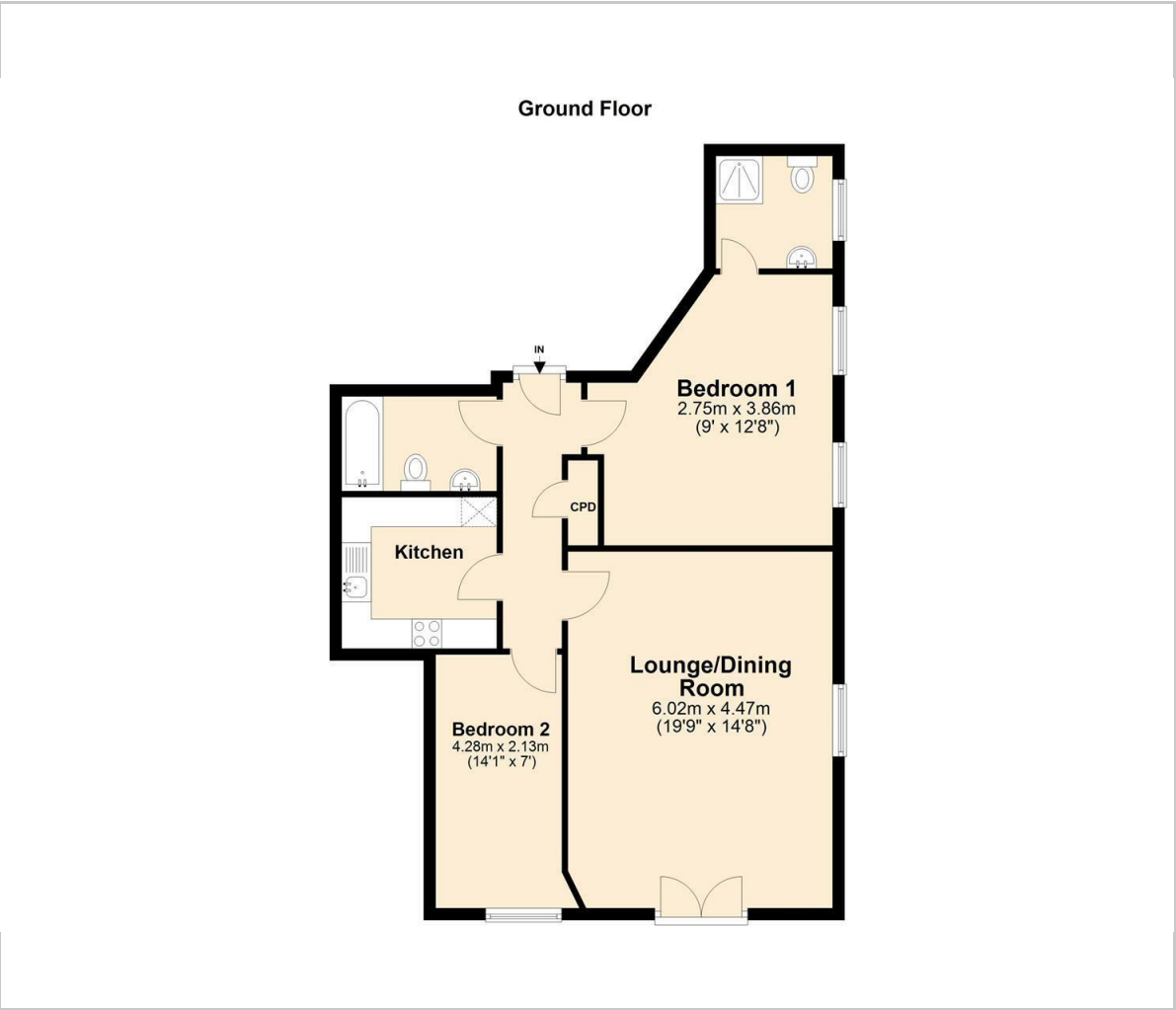
Ground Rent

£275.00 per annum

Council Tax Band

B

Floor Plan



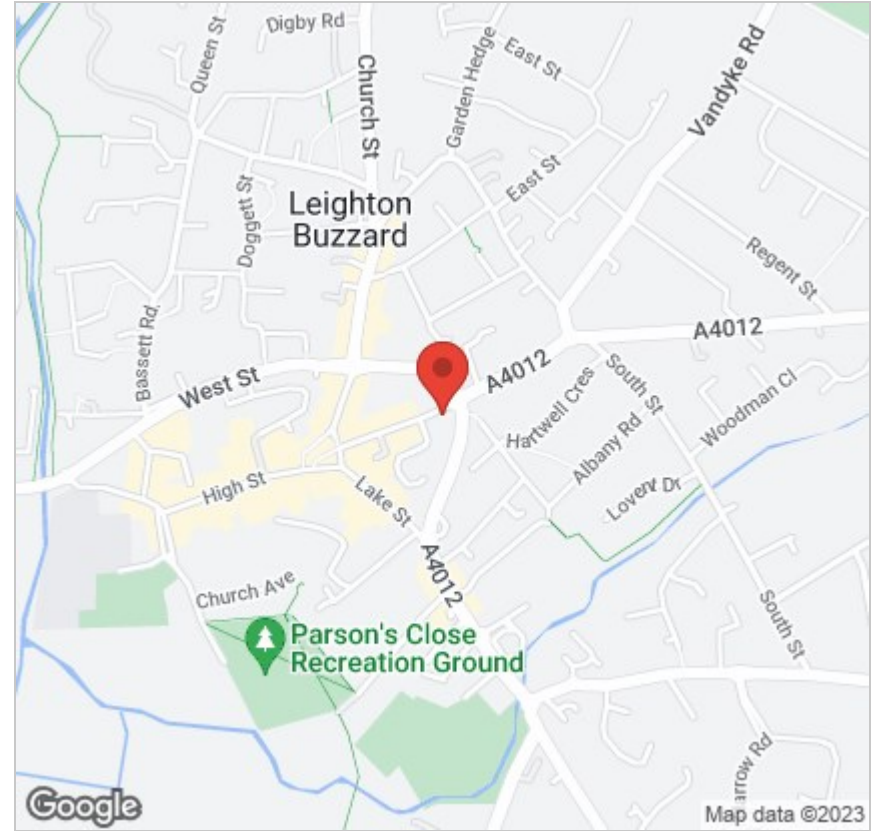
Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

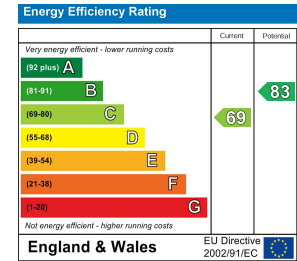
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of 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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Area Map



Energy Efficiency Graph



LOCAL PEOPLE WORKING FOR YOU