



Valerian Way, Leighton Buzzard, LU7 4EL

£260,000





- Impressively Sized Property, just Under 800 Square Feet!
- Two Double Bedrooms
- First Floor Maisonette with Private Front Door
- No Upper or Onward Chains
- Light & Spacious Open Plan Living & Kitchen Space Over 24 Feet!
- Two Allocated Parking Spaces Out Front
- Surrounded By Greenery & Open Spaces
- Just 5 Years old with NHBC Warranty Remaining
- Over 994 Year Lease and just £1 Ground Rent a Year
- Great Transport Links & close To Shops and Parks

Immaculately presented throughout, this exceptional two double bedroom first floor maisonette offers generous proportions, its own private front door, two allocated parking spaces and the added benefit of no upper chain.

Set on the first floor and surrounded by open greenery, the property enjoys a peaceful outlook while delivering accommodation that is noticeably larger than the average two bedroom home in the area.

The well-planned layout provides spacious, light-filled rooms and the convenience of single-level living, making it an ideal choice for professionals, downsizers or anyone seeking comfort, space and ease of access in a beautifully maintained home just 5 years old.

Additionally, the property benefits from an exceptionally long lease of over 994 years, a nominal ground rent of just £1 (peppercorn) per annum and low monthly service charges, making it a highly attractive and cost-effective long-term investment as well as a superb place to call home.

The property boasts an impressive 785 square feet set over a single floor accessed via a stairway from the private front door. There is a welcoming landing space conveniently connecting to all of the rooms as well as having a handy utility cupboard. There are two double bedrooms, the master having fitted wardrobes and both are serviced by the central family bathroom.

The main living space is a beautifully bright, double-aspect open-plan room that naturally becomes the heart of the home. Designed with modern living and entertaining in mind, it offers generous space for both a comfortable lounge area and a full dining setup, making it ideal for hosting guests or enjoying relaxed everyday living.

The open-plan kitchen is seamlessly integrated into the space and features a smart range of storage cupboards along with integrated appliances, creating a cohesive, contemporary environment where cooking, dining and socialising flow effortlessly together.

Externally, the property enjoys the rare advantage of two clearly allocated parking spaces directly associated with the home, along with access to a secure external storage area perfect for bicycles, pushchairs or outdoor equipment.

The development itself is thoughtfully designed and beautifully maintained, surrounded by open green spaces and comprising just a few residences in total. This creates a peaceful, low-density environment with a distinctly private and exclusive feel.

## 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.

## First Floor

