



Hockliffe Street, Leighton Buzzard

£200,000





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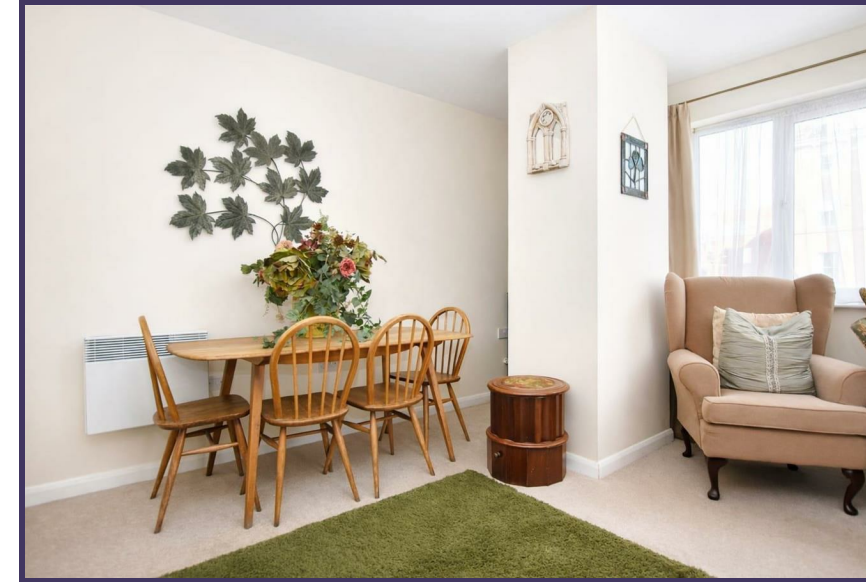
- **Stunning and Unique Office Conversion**
- **Ground Floor Apartment**
- **No Upper Chain**
- **Located within Leighton Buzzard Town Centre**
- **Separate Fitted Kitchen**
- **Secure Underground Parking For One Vehicle**
- **Two Large Double Bedrooms**
- **Private outdoor patio area**
- **Only 0.8 Miles from Train Station**
- **Ideal for First-Time Buyers, Downsizees, or Investors**

GROUND FLOOR APARTMENT WITH OUTDOOR SPACE | TWO DOUBLE BEDROOMS | NO UPPER CHAIN | TOWN CENTRE LOCATION

Positioned on the ground floor of the highly sought-after Sovereign House, this well-presented two bedroom apartment offers a practical and well-balanced layout, ideal for first-time buyers, downsizers, or investors.

The property features a spacious living room with access to a private patio area, alongside a separate fitted kitchen. There are two well-proportioned bedrooms and a modern family bathroom.

Further benefits include allocated underground parking and no upper chain.



Positioned on the ground floor of the highly sought-after Sovereign House, this well-presented two bedroom apartment offers a practical and well-balanced layout, ideal for first-time buyers, downsizers, or investors.

The accommodation comprises a bright and spacious living room with direct access to a patio area, providing a pleasant outdoor space for relaxing. A separate fitted kitchen offers ample storage and worktop space, ideal for everyday use.

There are two well-proportioned bedrooms, both offering flexibility for a variety of uses, alongside a modern family bathroom fitted with a contemporary suite.

Overall, the apartment provides a well-balanced layout, perfectly suited to a range of buyers seeking convenience and comfortable living.

The building benefits from secure entry doors with an intercom system, providing peace of mind for residents. Inside the well-maintained communal hallways, you'll find individual post boxes, lift access to all floors, and internal doors leading directly to the underground parking area, where this apartment includes its own allocated parking space.

Within the underground car park, there is also a private external storage cupboard, ideal for bikes or seasonal items, along with a remotely operated access door that opens directly onto the road for convenient entry and exit.



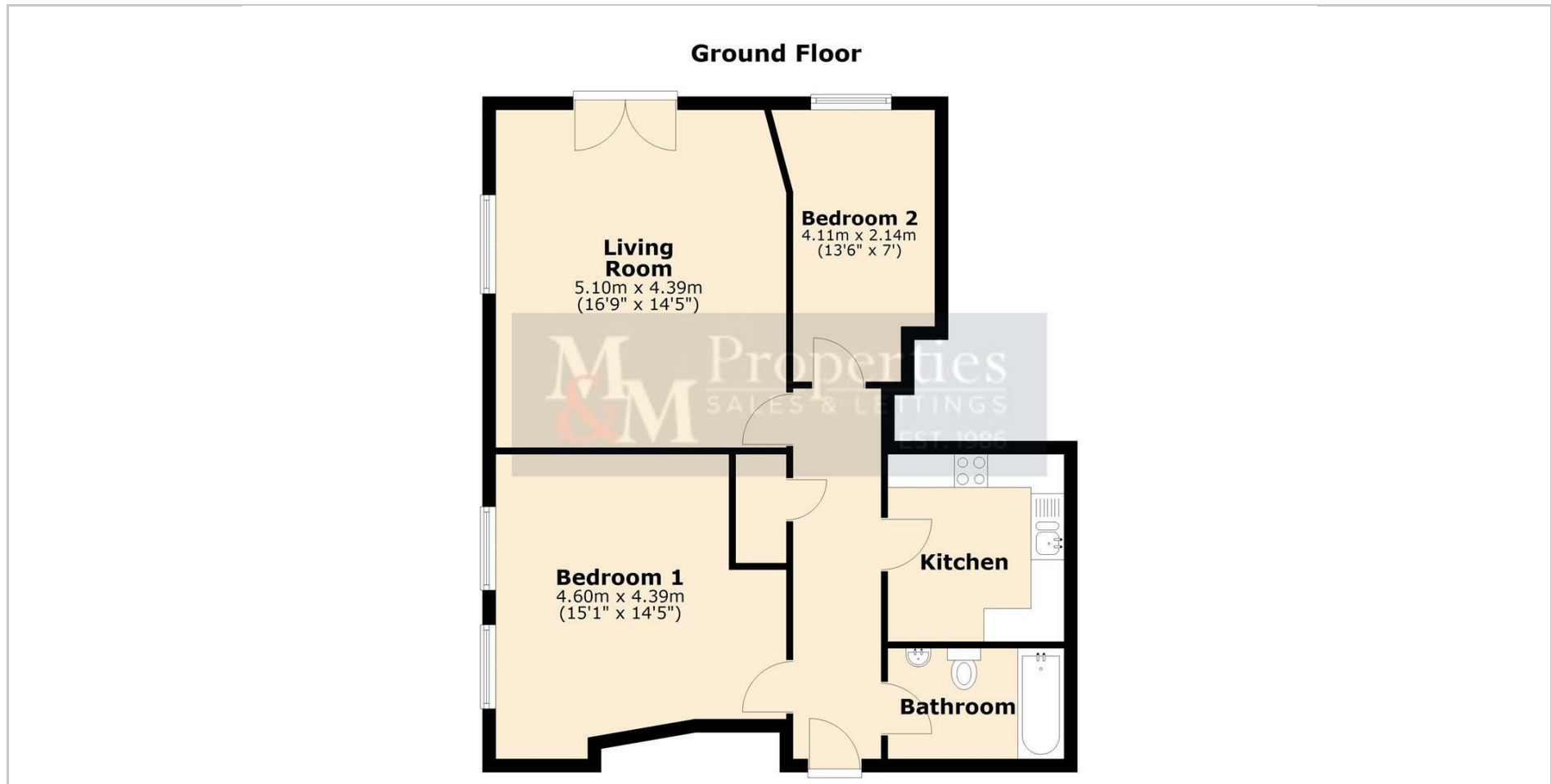


SOVEREIGN HOUSE



No smoking
It is against the
law to smoke in
these premises

Floor Plans



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.