



Lake Street, Leighton Buzzard, LU7 1RW

£170,000



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Floor Plan

- First Floor Apartment
- No Upper Chain
- Town Centre Location
- Lift Access
- Gated Allocated Parking
- Two Double Bedrooms
- Three Juliet Balconies
- Highly Spacious Property
- Excellent First Time Buy
- Perfect for Commuting into London

Aveline Court is a highly sought-after development located in the heart of Leighton Buzzard. The building benefits from both lift and stair access to all floors, as well as secure underground gated parking.

Leighton Buzzard is a charming market town that perfectly blends traditional character with modern convenience. The vibrant town centre is home to historic architecture, a renowned street market, and an excellent mix of independent shops, cafés, and restaurants. The Grand Union Canal runs through the town, offering picturesque walks and scenic boat trips, while nearby Rushmere and Stockgrove Country Parks provide beautiful green spaces for outdoor enthusiasts to enjoy.

For commuters, Leighton Buzzard offers excellent transport connections. The town is conveniently positioned near the M1 motorway, providing easy access to London, Milton Keynes, and the Midlands, while the A5 and A4146 offer direct routes to Dunstable, Aylesbury, and surrounding areas.

Rail connections are equally impressive, with regular direct services to London Euston taking as little as 30 minutes, and up to four trains per hour during peak times — making Leighton Buzzard an ideal choice for those seeking a blend of countryside living and easy city access.

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.

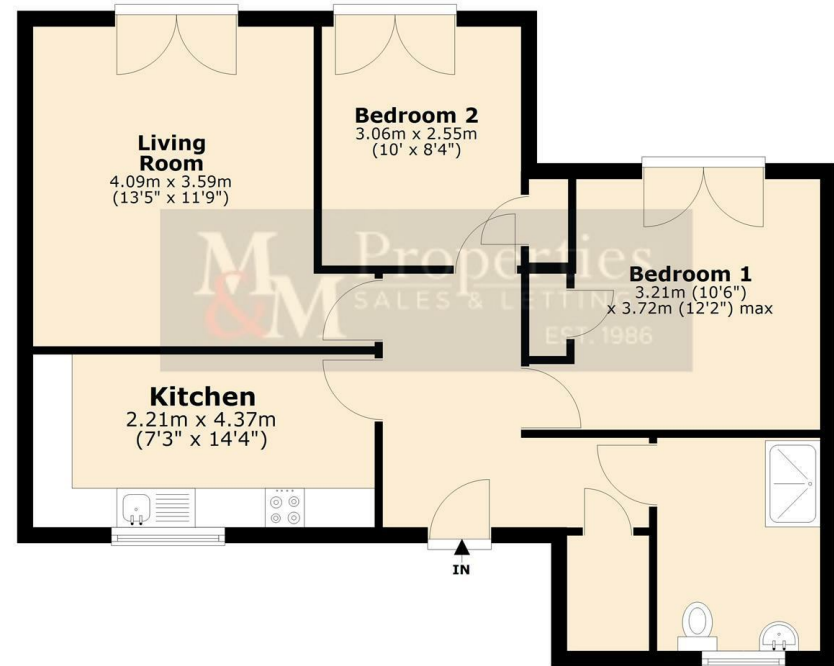
27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

Ground Floor

Approx. 62.0 sq. metres (667.6 sq. feet)



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