



**Connells**

Copia Crescent  
Leighton Buzzard

# Copia Crescent Leighton Buzzard LU7 9SH

for sale offers in excess of  
**£220,000**



## Property Description

A beautifully presented first-floor, two-bedroom flat, complete with an allocated parking space. The property is tastefully decorated throughout, offering a stylish and comfortable living environment.

The accommodation comprises two well-proportioned bedrooms, including a generous master bedroom with the benefit of a modern en suite shower room. The heart of the home is the attractive open-plan kitchen, lounge, and living area, providing a bright and sociable space ideal for both relaxing and entertaining.

This charming apartment combines contemporary living with practical convenience, making it an ideal choice for a range of buyers.

## Entrance Hall

2 storage cupboards.

## Open Plan Lounge/ Kitchen

Lounge Area.  
Double glazed window. Radiator.  
laminate flooring.

Kitchen Area.  
Double glazed window. Fitted kitchen  
with wall and base units. Gas hob with  
cooker hood over. Integrated oven.  
Integrated fridge freezer. Integrated  
dishwasher. Laminate flooring.

## Bedroom One

Double glazed window. Radiator.  
Carpeted flooring.

## En-Suite To Bedroom One

Shower cubicle. WC. Radiator. Wash  
hand basin. Tiling to water sensitive  
areas.

## Bedroom Two

Double glazed window. Radiator.  
Carpeted flooring.

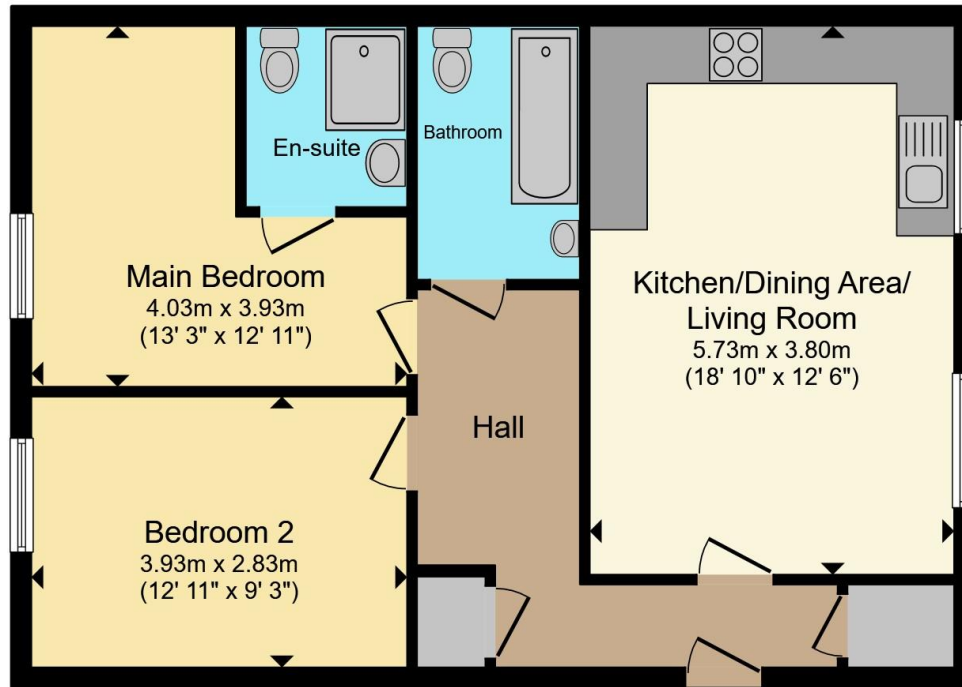
## Bathroom

Wash hand basin. Bath. Radiator. WC.  
Tiled flooring.

## Parking

1 allocated space.





### First Floor

Total floor area 64.4 m<sup>2</sup> (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1300.00

Ground Rent:  
 320.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311634](http://connells.co.uk/Property/LBC311634)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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