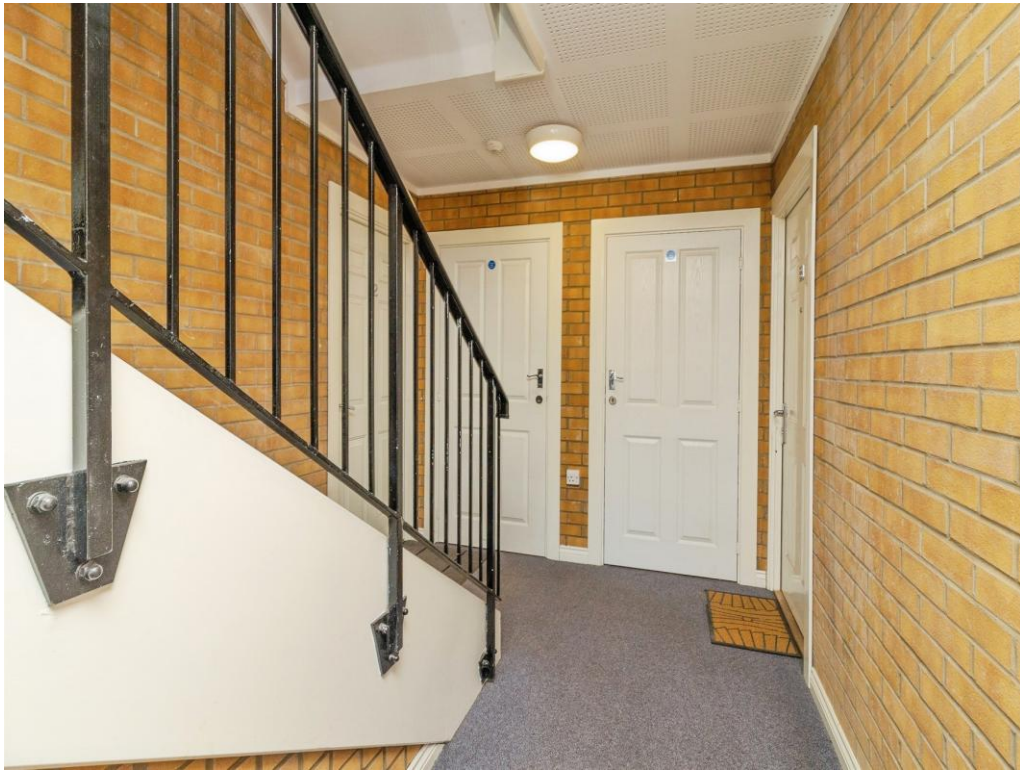




Connells

Eagle Close
Leighton Buzzard



Property Description

Ground Floor One-Bedroom Flat – Priced to Sell. An excellent opportunity to purchase this ground floor one-bedroom flat, ideally located just a short distance from Leighton Buzzard town centre and within easy walking distance of the mainline train station, offering regular and direct links into London.

The property features a spacious double bedroom and a well-proportioned open-plan lounge and kitchen area, creating a comfortable and practical living space. A shower room with a walk-in shower completes the accommodation.

Externally, the flat benefits from one allocated parking space.

This property would make an ideal first-time purchase or a buy-to-let investment, thanks to its convenient location and attractive price point.

Early viewing is highly recommended.

Entrance Hall

Storage cupboard. Radiator.



Open Plan Lounge/ Kitchen

2 double glazed windows. Radiator. Kitchen Area Fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Gas hob. Integrated electric oven. Space for fridge freezer. Vinyl flooring.

Bedroom

Double glazed window. Radiator. Carpeted flooring.

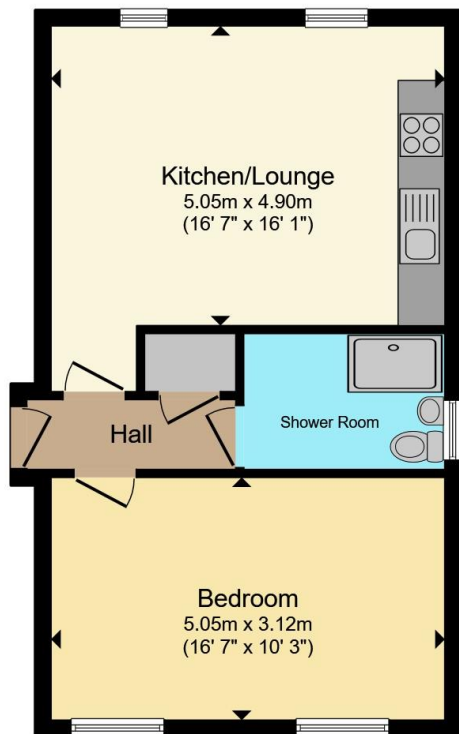
Wet Room

Double glazed window. WC. Wash hand basin. Shower. Vinyl flooring.

Parking

1 allocated parking space.





Total floor area 45.3 m² (488 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



To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1592.28

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LBC310291

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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