



Eagle Close, Leighton Buzzard, LU7 4AT

Guide Price: £250,000 Leasehold



Set within a delightful cul-de-sac located just off the Stanbridge Road is this top floor three bedroom, two bathroom apartment with allocated parking. The property is well maintained and mostly neutrally decorated.



# Eagle Close

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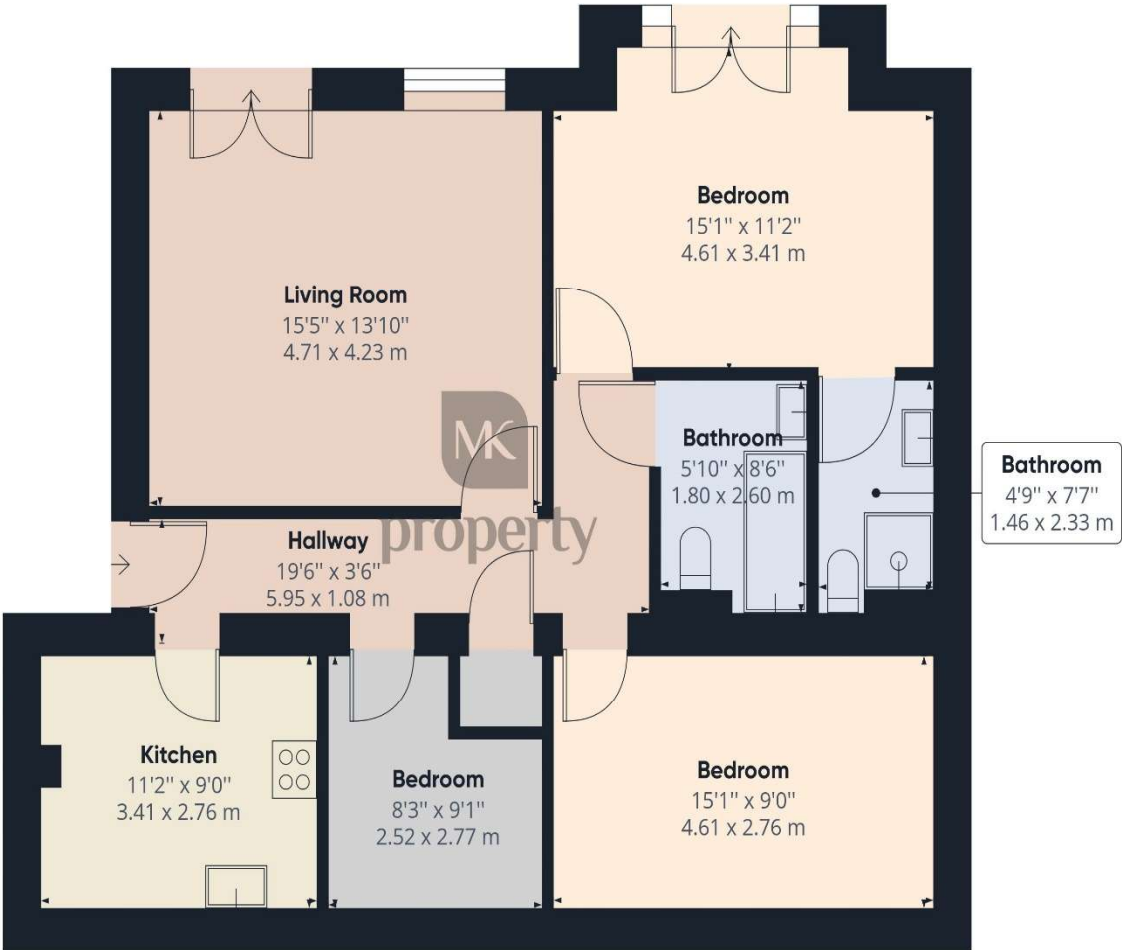
The vendor has advised the agent:

Annual Service Charge: £1530.77  
Annual Ground Rent: £250  
Remaining Lease: 112 Years  
Council Tax Band: C



From the entrance hall there are doors to all accommodation. The lounge has a window and double doors opening to a juliette style balcony, fitted kitchen with vaulted ceiling and roof window, family bathroom, master bedroom with double doors opening to a juliette style balcony and door to the en-suite, the second and third bedrooms have roof windows set in vaulted ceilings. Outside there is allocated parking.

The property is situated near to Leighton Buzzard town centre with its High Street offering shops, pubs and restaurants, also nearby are local schools, supermarkets, recreation grounds and a cricket club. Leighton Buzzard also has a mainline train station with regular trains to London Euston and Birmingham New Street. To the borders of Leighton Buzzard is the picturesque Bedfordshire/Buckinghamshire countryside and there are good road links to the Leighton Buzzard Bypass to Dunstable and Bletchley/Milton Keynes.



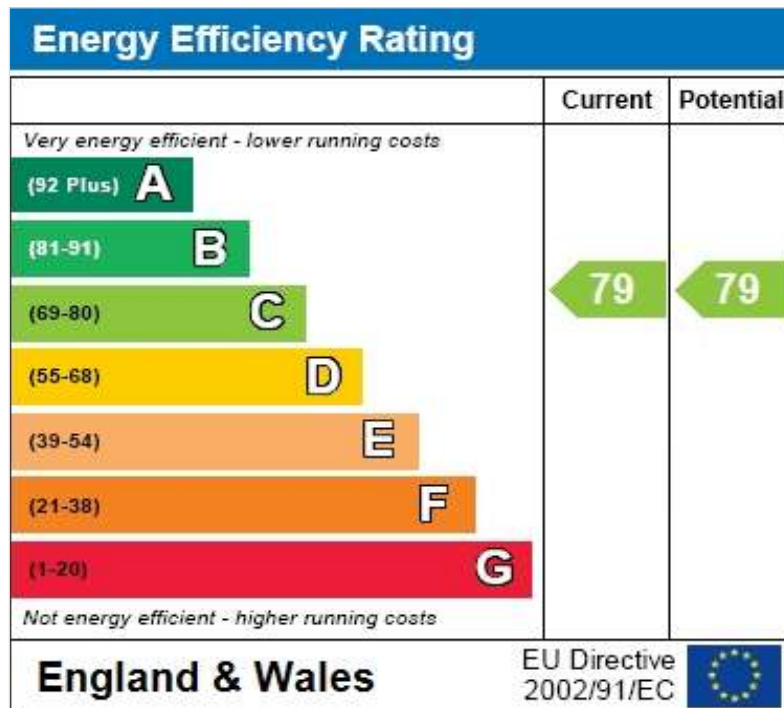
Approximate total area<sup>(1)</sup>  
884.24 ft<sup>2</sup>  
82.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





## Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

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