



Copia Crescent, Leighton Buzzard, LU7 9SH

welcome to

Copia Crescent, Leighton Buzzard

This two-bedroom, two-bathroom, first-floor apartment offers convenient and comfortable living in a great location. With allocated parking and local shops and amenities just a short walk away, it's an ideal opportunity for first-time buyers or investors.

Entrance Hall

2 storage cupboard, radiator and doors to the lounge/diner, both bedroom and the family bathroom.

Lounge/Diner

Radiator, storage cupboard, TV point and space for a dining table and chairs. 2 double-glazed windows and opens into the kitchen.

Kitchen

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, integrated electric oven and a gas hob with extractor fan over. Integrated dishwasher, washing machine and fridge/freezer.

Bedroom One

Radiator and double-glazed window. Door to the en-suite.

En-Suite

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a shower cubicle. Radiator and double-glazed obscured window.

Bedroom Two

TV point, radiator and double-glazed window.

Bathroom

Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with shower screen and shower over.

Outside Parking

Allocated residential parking.





Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Copia Crescent, Leighton Buzzard

- TWO-BEDROOM APARTMENT
- FIRST FLOOR
- LIGHT & SPACIOUS LOUNGE/DINER
- EN-SUITE TO MASTER
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 380.68

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.

guide price

£225,000



First Floor

Total floor area 66.9 m² (720 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

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Property Ref:

LBZ109993 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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