



Marley Fields, Leighton Buzzard
LU7 4WN

Offers In Excess Of
£100,000

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Marley Fields, Leighton Buzzard

DESCRIPTION

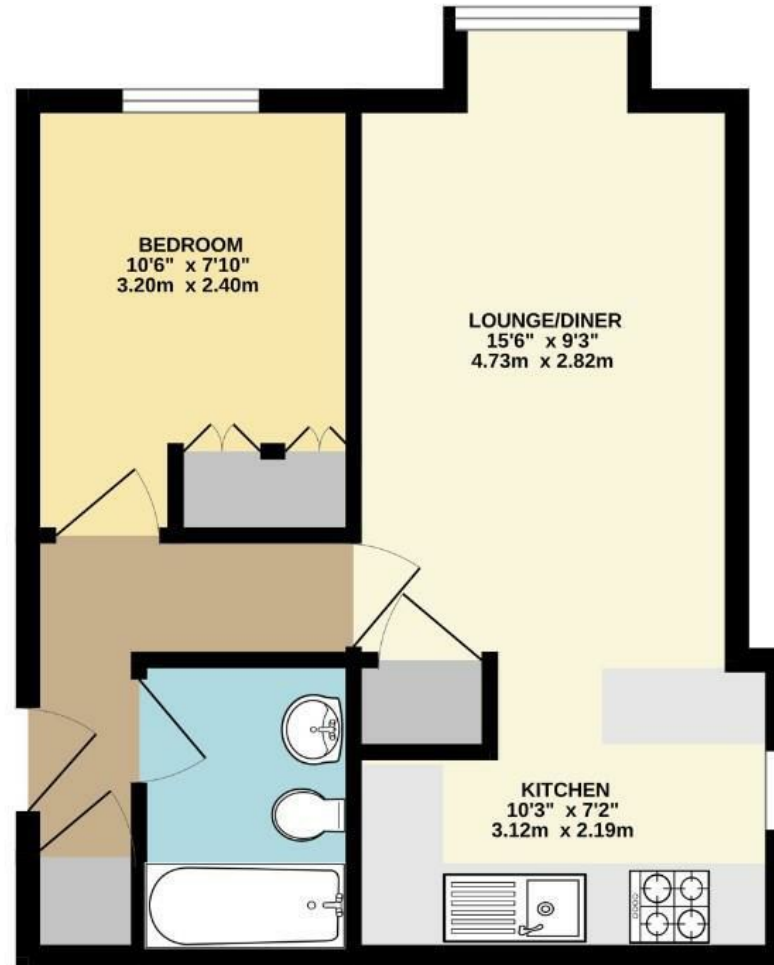
Offered to the market with no onward chain, this well-presented one-bedroom ground floor apartment is situated within a quiet and established residential development in the popular market town of Leighton Buzzard, making it an ideal investment opportunity or low-maintenance home.

The property offers bright and comfortable accommodation throughout, comprising a welcoming living area, a fitted kitchen with ample storage and workspace, a spacious double bedroom with built in wardrobes, and a three piece bathroom. The property further benefits from an allocated parking space.

Marley Fields is conveniently positioned close to local amenities including supermarkets, parks, leisure facilities, and everyday shopping, while Leighton Buzzard town centre and mainline railway station are within easy reach, offering direct rail services to London Euston and Milton Keynes. Excellent road links via the A5 and M1 further enhance the property's commuter appeal.

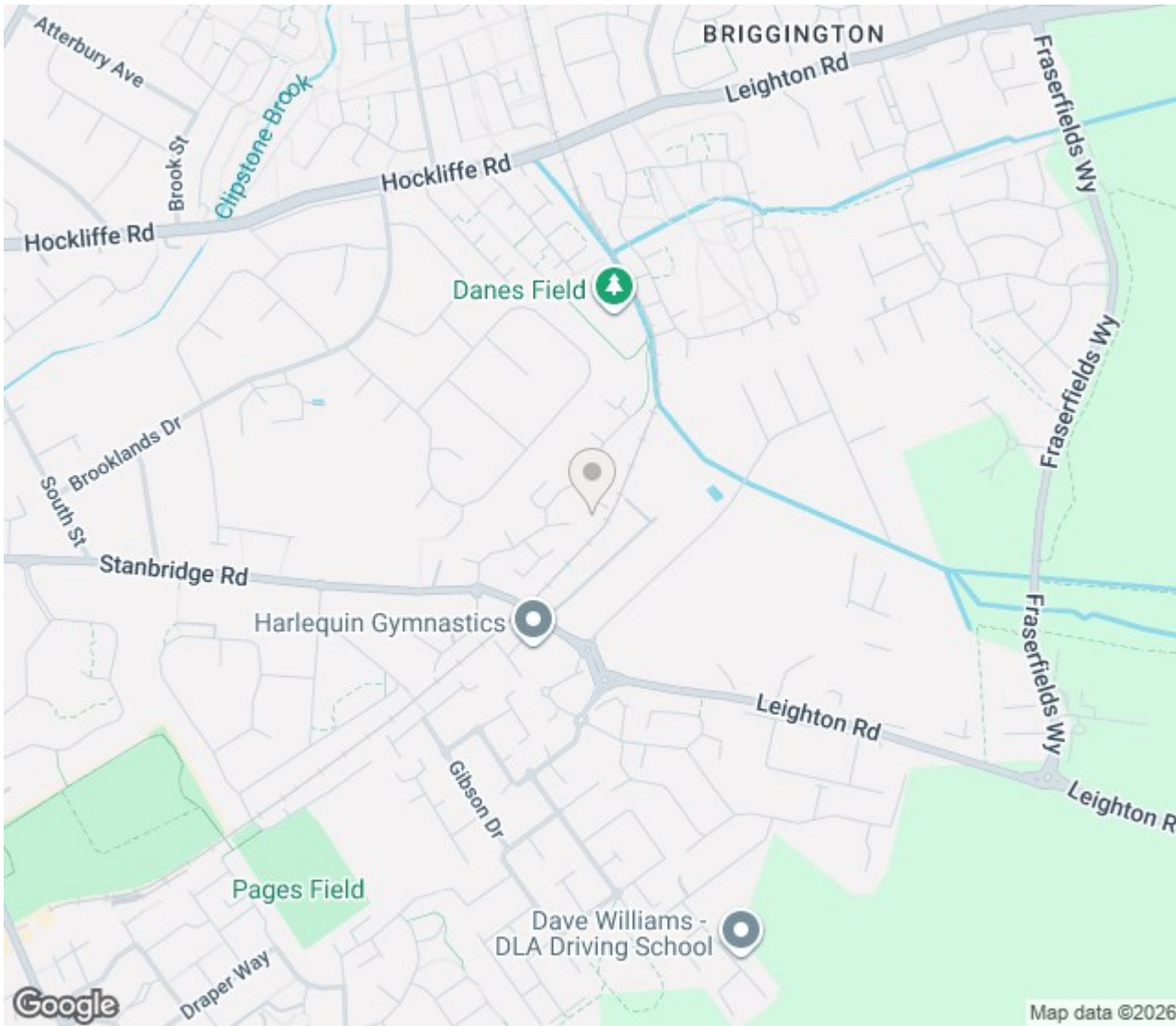


GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

