



**Copia Crescent, Leighton Buzzard**  
LU7 9SH

**Offers In Excess Of**  
£15,000





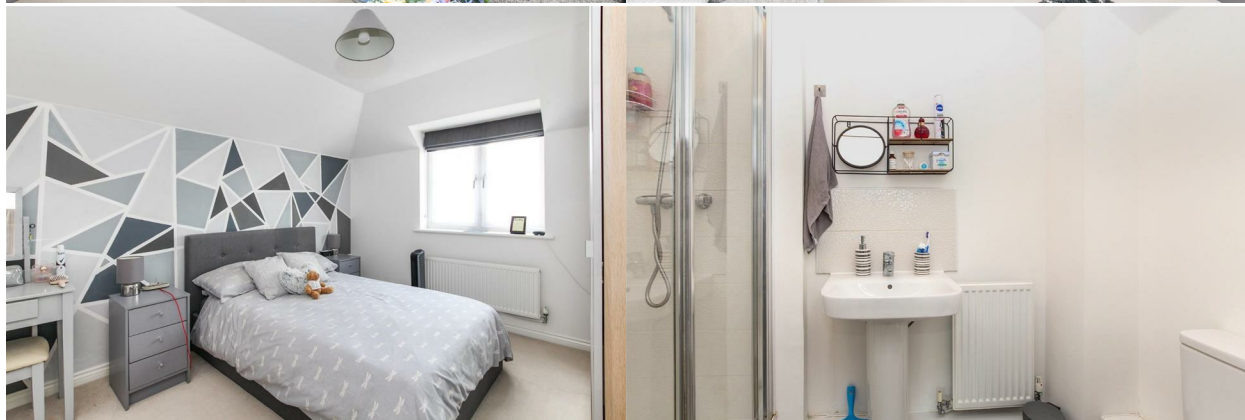
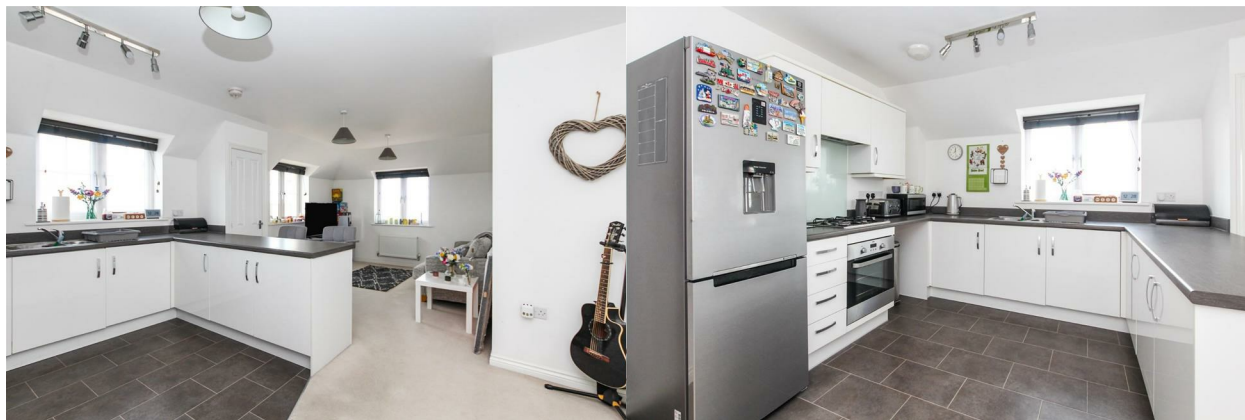
# Copia Crescent, Leighton Buzzard

## DESCRIPTION

Hunters are pleased to market this spacious and well presented two bedroom top floor apartment, located within this popular modern development of Leighton Buzzard.

The property comprises an; entrance hall, open plan living with a well appointed kitchen, two bedrooms with an en-suite to the main bedroom and bathroom. This property also benefits from an allocated parking bay.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.



# ROOMS

## Entrance Hall

Entrance via composite door. Fitted carpet. Radiator.  
Storage cupboards. Access to loft.

## Kitchen/Living Room

A range of wall and base units with worktop over.  
Stainless steel sink with drainer. Integrated oven with  
four ring gas hob and extractor above. Integrated  
washing machine. Space for freestanding  
fridge/freezer and dishwasher. Karndean flooring to  
kitchen. Fitted carpet to living room. Two radiators.  
Cupboard housing boiler. Double glazed windows to  
side and front aspect.

## Main Bedroom

Fitted carpet. Radiator. Double glazed window to side  
aspect.

## En-suite

White three piece suite comprising; Double shower.  
Wash hand basin. W.C. Part tiled walls and tiled  
flooring. Radiator. Extractor fan.

## Bedroom Two

Fitted carpet. Radiator. Double glazed window to side  
aspect.

## Bathroom

White three piece suite comprising; Panelled bath.  
Wash hand basin. W.C. Part tiled walls and tiled  
flooring. Radiator. Extractor fan.

## Agent Notes

Lease - 125 years from 1st January 2015, 116 years  
remaining.

Service Charge - £1421.13 per annum.

Ground Rent - £250 per annum.



707 sq.ft. (65.7 sq.m.) approx.

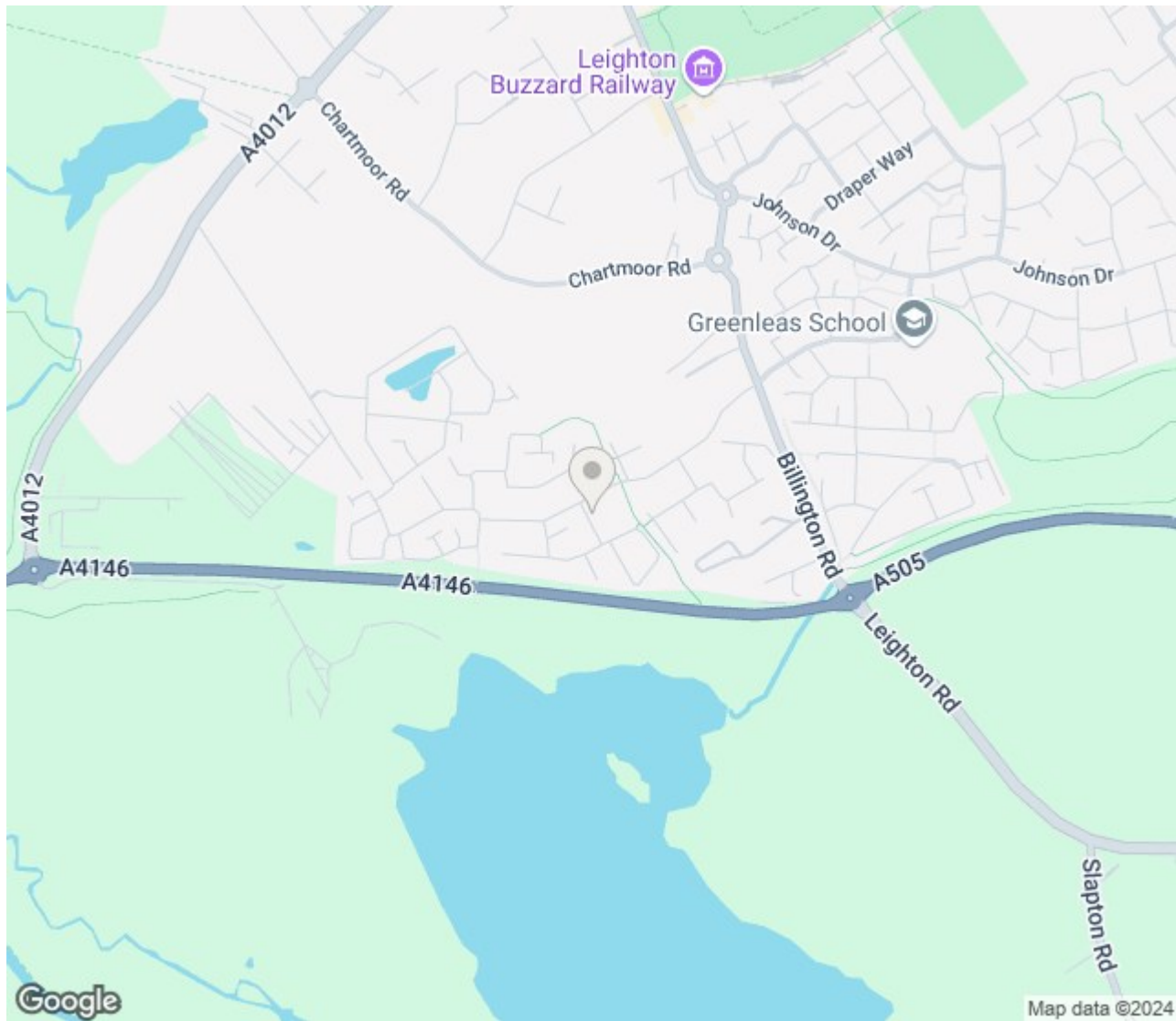


TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.


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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

