



**Claremont House, Lovent Drive, Leighton
Buzzard**

£1,300,000



Lovent Drive, Leighton Buzzard

DESCRIPTION

Claremont House presents an outstanding opportunity to acquire an 18-bedroom House, ideally located in the thriving market town of Leighton Buzzard. With the potential of earning a strong rental yield, this substantial property is perfectly suited for experienced investors looking to expand their portfolio with a high-performing asset.

Set across multiple floors, the accommodation comprises eighteen well-proportioned bedrooms, each thoughtfully laid out to provide a comfortable living space. The property also features a large communal kitchen, fully equipped to cater to the needs of multiple occupants, as well as a generous shared lounge, offering tenants a relaxed and sociable environment. Multiple shared bathrooms and WC facilities are conveniently distributed throughout the building, plus private en-suites, ensuring ease of access and functionality.

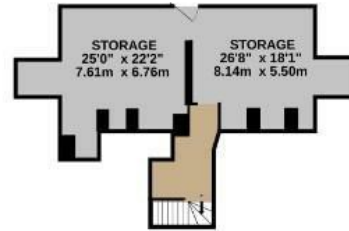
Located within easy reach of Leighton Buzzard Town Centre, the property enjoys excellent transport connections. The mainline railway station is just a short distance away, providing direct links to London Euston in under 35 minutes, while local shops, supermarkets, and amenities are all within walking distance. The area continues to see strong demand for shared housing, making this an attractive proposition for long-term investors.

Claremont House is a rare find in today's market. Viewings are highly recommended to fully appreciate the scale and opportunity on offer.





FLOOR 1
834 sq.ft. (77.4 sq.m.) approx.



FLOOR 2
3495 sq.ft. (324.8 sq.m.) approx.



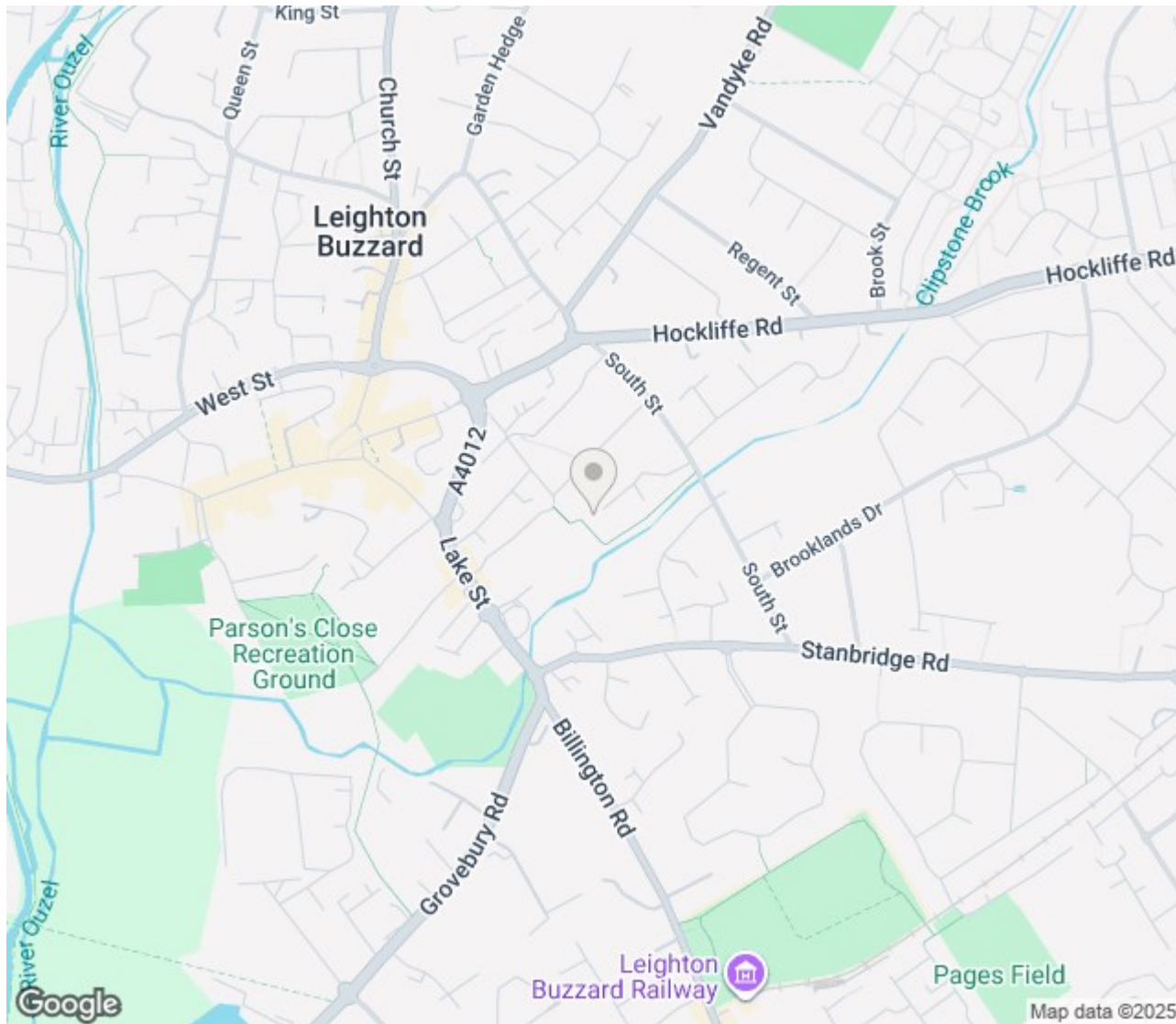
FLOOR 3
3314 sq.ft. (307.9 sq.m.) approx.



TOTAL FLOOR AREA: 7644 sq.ft. (710.1 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 | | 81 |
| (69-80) C | 71 | |
| (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.

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