



Sandpiper Way Leighton Buzzard, LU7 4SS

£179,995

Welcome to this charming two-bedroom ground floor apartment located on Sandpiper Way in the desirable area of Leighton Buzzard. This purpose-built flat offers a wonderful opportunity for first-time buyers or investors seeking a property with great potential.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two well-proportioned bedrooms, allowing for comfortable living arrangements. The bathroom is conveniently situated, catering to the needs of modern living.

This property benefits from gas to radiator heating and double glazing, ensuring a cosy environment throughout the year. Additionally, the apartment comes with allocated parking for one vehicle, a valuable asset in this sought-after location.

With vacant possession and no upper chain, this flat is ready for you to move in without delay. Its prime position in Leighton Buzzard offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy a balanced lifestyle.

Do not miss the chance to view this delightful apartment, which combines convenience, comfort, and potential in one attractive package.

Entrance

Entrance Hall

Lounge/Diner

13'5" x 13'0" (4.10m x 3.98m)



Kitchen

12'0" 4'7" (3.67m 1.42m)



Main Bedroom

7'10" x 13'0" (2.41m x 3.97m)



Bedroom 2

11'2" x 8'0" (3.42m x 2.45m)



Bathroom



NB Notes

Length Of Lease 125

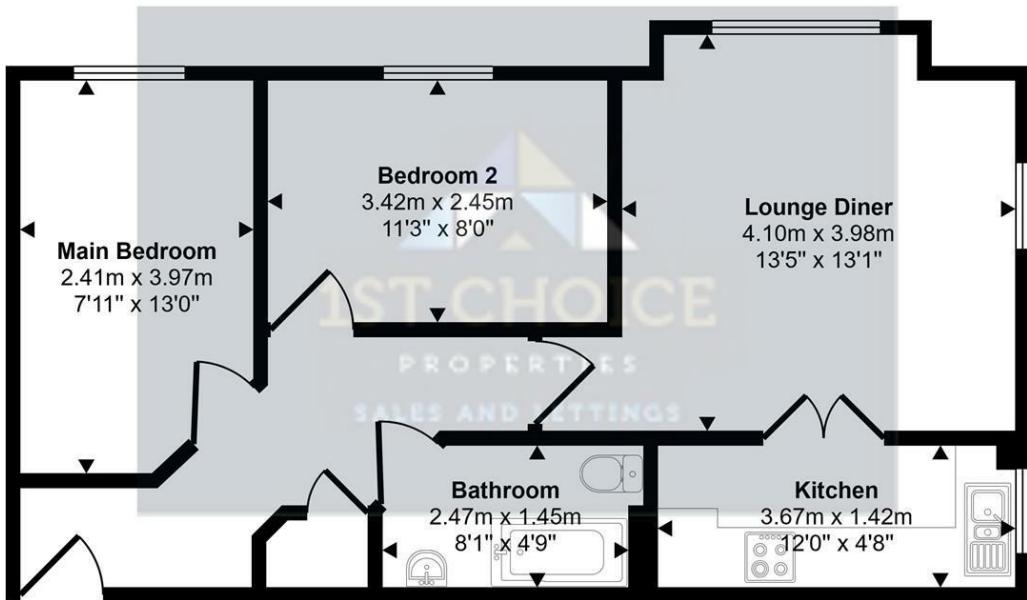
Term Remaining 106

Ground Rent £100 pa

Service Charge For The Year 2026 £1483.00



Approx Gross Internal Area
53 sq m / 569 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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