



32 Monarch Way, Leighton Buzzard, LU7 1FW
£895 PCM



- GREAT LOCATION
- EN SUITE SHOWER ROOM
- PARKING

- SPACIOUS APARTMENT
- LOUNGE
- MUST BE VIEWED

- 2 BEDROOMS
- FITTED KITCHEN
- AVAILABLE JULY 2022

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET JULY 2022 ** WELL PRESENTED ** GREAT LOCATION ** TWO BEDROOM APARTMENT ** EN SUITE **. The property benefits from from accommodation comprising entrance hall, lounge, kitchen, 2 bedrooms, en suite shower room, bathroom and parking.

ENTRANCE HALL

Door to Storage cupboard, door to:

LOUNGE 14'5" X 10'4" (4.39M X 3.15M)

Juliet Balcony, fitted carpet, open plan to

KITCHEN 5'5" X 10'4" (1.64M X 3.15M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, fridge/freezer and washing machine, fitted fan assisted oven and hob included in rental

BEDROOM 1 13'3" X 13'7" (4.05M X 4.15M)

Double glazed window to front, Juliet balcony, door to:

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC.

BEDROOM 2 10'0" X 7'5" (3.06M X 2.25M)

Double glazed window to front.

BATHROOM

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and close coupled WC.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	72
(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	