



Sovereign House, Leighton Buzzard, LU7 1GR

Offers In Excess Of £195,000



- **Stunning and Unique Office Conversion**
- **Parking For Two Vehicles**
- **Located within Leighton Buzzard Town Centre**
- **Two Large Double Bedrooms**
- **Ensuite to Master Bedroom**
- **Impressive 28Ft Open Plan Living/Dining/Kitchen Area**
- **No Upper Chain**
- **Only 0.8 Miles from Train Station**
- **Far Reaching Views from Juliet Balcony**
- **Lift Access**

Sovereign House was converted in 2014 into a selection of 12 premium apartments with secure underground parking and lift access. It stands prominently located on the edge of the Leighton Buzzard town centre offering a short walk into the main high street in seconds.

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes.

The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations.

The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.

Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.





The property is located on the first floor with good sized rooms throughout, all set over a single level and accessed via lift or by the stairway.

There is an entrance hallway with a storage cupboard and doors that lead into both double bedrooms and the impressive open plan living/dining/kitchen area spanning over 28 in feet.

The living area boasts a Juliet balcony and dual aspect far reaching views, aswell as ample space for a large dining table to entertain guests.



The Kitchen which comes fitted with a range of wall and base level units, also includes a host of integrated appliances which include an oven/grill, extractor fan and a four ring hob. Lastly there is a family bathroom and an en-suite shower room to the master bedroom.

The building benefits from secure entry doors with an intercom system, providing peace of mind for residents. Inside the well-maintained communal hallways, you'll find individual post boxes, lift access to all floors, and internal doors leading directly to the underground parking area, where this apartment includes one allocated parking space. This property also comes with another allocated parking space above ground at the rear of the block.



Within the underground car park, there is also a private external storage cupboard, ideal for bikes or seasonal items, along with a remotely operated access door that opens directly onto the road for convenient entry and exit.

There is mains water, sewerage and drainage connected. The heating is by way of wall mounted electric radiators, and there is mains electricity connected.

Tenure is Leasehold with 116 years remaining.

The Annual Service Charge is £2,166.45.

The Annual Ground Rent is £275.00.

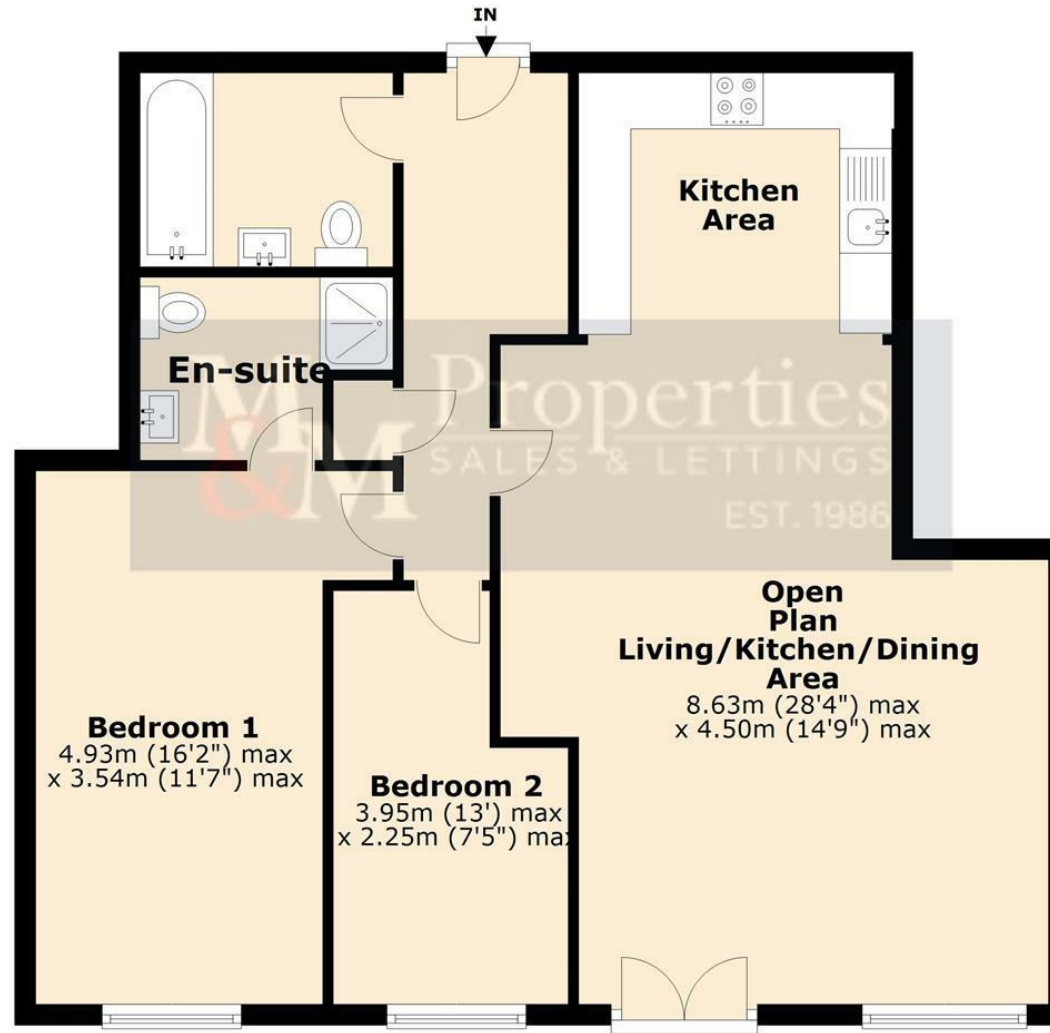
Council Tax Band B.

The Total Square Foot is 764.23 (71 square metres).



Floor Plan

First Floor



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.