

# elevation

## estate agents | est. 1992

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**44 Monarch Way, Leighton Buzzard,  
Bedfordshire, LU7 1FW**

**£185,000 Leasehold**

- Stunning views over green and canal
- Allocated parking and visitor parking
- Ensuite to master
- Two double bedrooms
- Top floor apartment
- Within walking distance to Leighton Buzzard town centre
- Loft storage space
- EPC Rating





## Bedroom Two

2.50m x 2.76m (8' 2" x 9' 1")

## Bedroom One

3.67m x 2.61m (12' 0" x 8' 7")

## Living Room

3.54m x 5.86m (11' 7" x 19' 3")

## Kitchen

2.61m x 1.88m (8' 7" x 6' 2")

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.

