



32 Monarch Way, Leighton Buzzard, LU7 1FW  
£825 PCM



- GREAT LOCATION
- EN SUITE SHOWER ROOM
- PARKING

- SPACIOUS APARTMENT
- LOUNGE
- MUST BE VIEWED

- 2 BEDROOMS
- FITTED KITCHEN

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* AVAILABLE TO LET MARCH 2021 \*\* 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	