



40 Eagle Close

Leighton Buzzard, Bedfordshire, LU7 4AT

£1,095 PCM



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WATSONS

LETTING SINCE 1961

## 40 Eagle Close, Leighton Buzzard, Bedfordshire, LU7 4AT

Watsons are delighted to offer for let this well presented two bedroom ground floor apartment within a short walk of the Town Centre. The accommodation comprises: Entrance hallway, lounge/diner, kitchen (with oven, hob, and washing machine), two bedrooms (wardrobe to bedroom one), re-fitted bathroom suite, garage in a block. Benefits include security entrance system and gas central heating. The property is offered Unfurnished and is available mid March.



**Entrance Hallway**

**Lounge/Diner**

14'4 (max) x 14'4 (max)  
(4.37m (max) x 4.37m (max))

**Kitchen**

9'0 (max) x 8'4 (max)  
(2.74m (max) x 2.54m (max))

**Bedroom One**

13'10 x 8'3 (4.22m x 2.51m)

**Bedroom Two**

8'6 x 7'5 (2.59m x 2.26m)

**Bathroom**

**Garage**



Ground Floor

Total Area: 555 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

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