



Layco

Your Property, Your Service



West Dock The Wharf Leighton Buzzard

- Ground floor apartment
- Balcony
- Two bedrooms, two bathrooms
- Allocated parking
- Easy walking distance of train station and town centre
- Internal viewing recommended

Offers in Excess of £240,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
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<https://www.laycoproperties.co.uk>



Layco Properties proudly presents this ground floor two bedroom, two bathroom apartment, situated by the canal in Linslade within walking distance of the train station and town centre. The home is beautifully presented throughout and is ideal for commuters, first time buyers and those down sizing.

Accommodation:

Entrance: the building is entered via a secure telephone entry system.

Entrance hall: a bright entrance to the property with a window to the rear aspect, large storage cupboard plus airing cupboard.

Bedroom one: a spacious double bedroom with fitted wardrobe, window to the front aspect with shutters and door to the en-suite.

En-suite: fitted with a suite comprising; WC, hand basin and shower cubicle. There is a heated chrome towel radiator, extractor fan and party tiled walls.

Bedroom two: a good sized second bedroom with window to the front aspect with shutters.

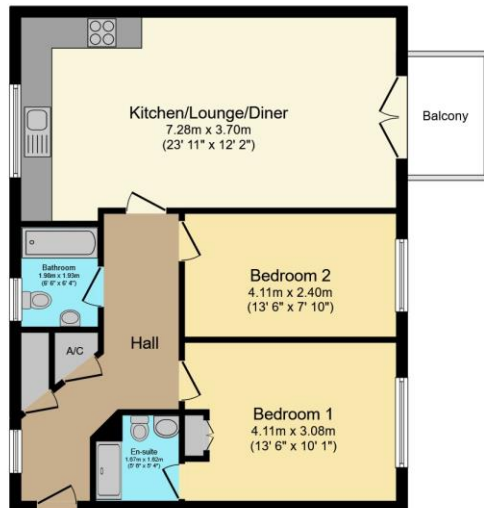
Bathroom: fitted with a white suite comprising; WC, hand basin and bath with shower above. There is a heated chrome towel radiator, window to the rear aspect and partly tiled walls.

Living room/kitchen: our favourite room of the property has to be this stunning, double aspect open plan living space fitted with kardean flooring. The living area boasts French doors with fitted shutters out to a balcony. The kitchen/dining area is fitted with a large range of wall and floor mounted units with worktops above and a 1 1/2 bowl sink and drainer unit. There is an integrated fridge/freezer, oven, electric hob, dishwasher and washer/dryer. Window to the rear aspect with fitted shutters, spotlights and additional under cupboard lighting.

Parking: there is an allocated parking space for one car plus visitor spaces available.

Lease info: 107 years remaining, management fee £1418.94 per annum, ground rent £270 per annum.

General: Leasehold, electric heating throughout, mains drainage, Central Bedfordshire Council, council tax band: C, EPC: D.



Floor Plan
Floor area 68.3 m² (735 sq.ft.)

TOTAL: 68.3 m² (735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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