



Plantation Road, Leighton Buzzard, LU7 3FW

£237,500



- **Rarely Available Location**
- **Two Double Bedroom Apartment**
- **Secluded & Remote Woodland Setting**
- **Allocated Parking & Ample Visitor Spaces**
- **Much Improved and Ready to Move Into Condition**
- **Short Walk to Leighton Buzzard Golf Club**
- **Expansive and Well Maintained Gardens**
- **Share of Freehold with 975 Years (Approx) on Lease**
- **Scenic Views All Around**
- **Walking Distance to Rushmere Country Park**

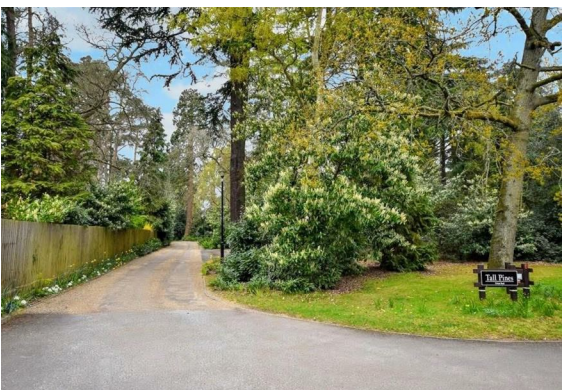


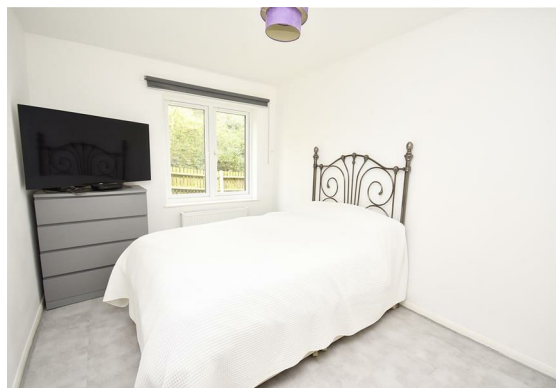
RARELY AVAILABLE WOODLAND LOCATION ON PLANTATION ROAD | TWO DOUBLE BEDROOM APARTMENT | VERY LONG LEASE AND SHARE OF FREEHOLD | ALLOCATED PARKING & SPACE FOR VISTORS | VERY QUIET AND TUCKED AWAY SCENIC POSITION

M & M Properties are delighted to offer for sale this MUCH IMPROVED, TWO DOUBLE BEDROOM APARTMENT situated within the rarely available 'Tall Pines', which is a REMOTE, PEACEFUL AND TUCKED AWAY WOODLAND LOCATION just off from the desirable PLANTATION ROAD in Leighton Buzzard.

Location
Tall Pines is located just a few minutes' walk from Rushmere Country Park that was taken into ownership by the Greensand Trust in recent years to allow extensive woodland walks through the park, and onto Stockgrove Park that has been enjoyed by the public for decades. On the doorstep of the property is the well regarded local members Golf Course of Leighton Buzzard with full 18 hole course and clubhouse, and just further afield (on foot) you can join the banks of the Grand Union Canal and walk for hours.

Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned local shops, cafes, hairdressers, dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name a few. Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre with regular shows, many restaurants and renowned purpose-built shopping complex.





Accommodation

This property boasts generously proportioned rooms and expansive living spaces, all tastefully redecorated within the past two years. The layout is thoughtfully designed, creating a seamless flow with an abundance of natural light, lending an airy ambiance throughout. The entrance hallway provides convenient access to every room and features two practical storage cupboards. There are two double bedrooms, both with fitted wardrobes and windows that overlook out onto the woodlands surrounding.

The main living area offers an expansive layout, ideal for both dining and relaxation, complemented by the warmth of two windows that infuse the space with coziness. Adjacent to the living area, the well-appointed kitchen is fully equipped with a comprehensive array of wall and base storage units, along with integrated appliances such as the oven, hob, and extractor fan. Ample room is also provided for household appliances, ensuring both convenience and functionality. Lastly there is the main bathroom which is fully tiled and includes a P-shaped bath with shower and screen over, as well as a handwash basin and heated chrome towel rail. The WC is then separate off the hallway.

Exterior & Parking

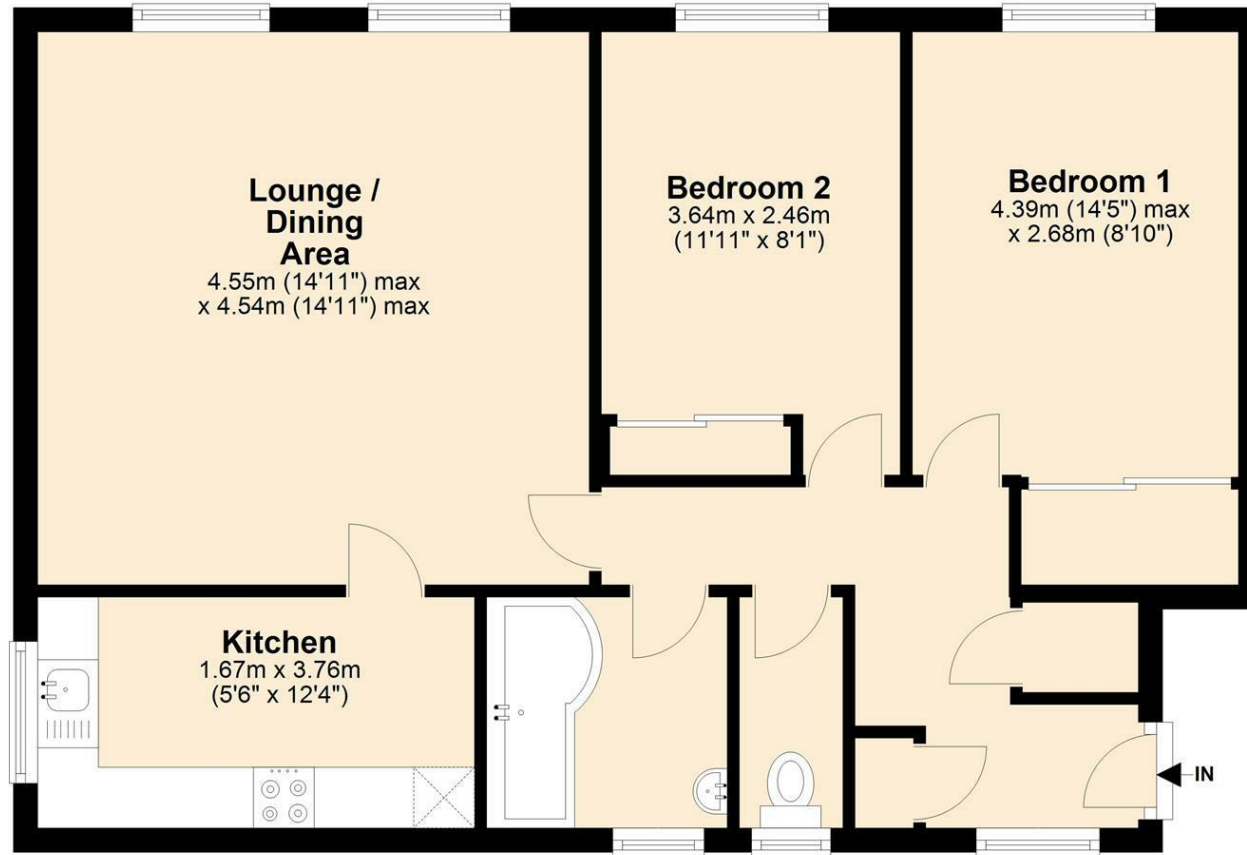
This particular building in Tall Pines is located at the end of the road through a peaceful woodland trail accessed by vehicles or on foot. The property boasts expansive communal gardens mainly laid to lawn with outside seating available, as well as a host of scenic views across open tranquil woodlands and decorative trees. There is a car park to the front of the building which allows allocated parking for one vehicle as well as various spaces for visitors.

Utilities Connected

The property has mains water connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan

Ground 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.