



Bluebell Court, Leighton Road, Linslade, LU7 1FZ

£185,000



# Bluebell Court, Leighton Road, Linslade, LU7 1FZ

## Floor Plan

ONE DOUBLE BEDROOM APARTMENT | CANALSIDE VIEWS WITH BALCONY | NO UPPER CHAIN | MODERN AND READY TO MOVE INTO | GATED DEVELOPMENT WITH PARKING | SHORT WALK TO TRAIN STATION

M & M Properties are delighted to offer for sale this ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH A BALCONY AND CANALSIDE VIEWS, set tucked away in the modern development of Bluebell Court in Linslade, just a short walk into both the main Leighton Buzzard town centre as well as the train station making it perfect for commuters!

### Location

Bluebell Court is a modern development constructed in 2017, located on the edge of Linslade on the doorstep of the canal which provides beautiful views and scenic walks. The location is also just a very short walk to the mainline train station and provides a direct link into London Euston in approx 30 minutes.

Additionally the property is within a short drive to popular linking roads like the A5, A4146, A421 and the M1. The property is situated close to the Leighton Buzzard town centre, which is just a short walk away and provides a wide range of amenities to include shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market.

### Accommodation

The property has good sized accommodation set over a single floor, presented in a well maintained condition accessed from the communal walkway at the front. There is an entrance hallway with a large storage cupboard housing the boiler, as well as doors that lead into all the rooms which include a well proportioned double bedroom, a modern family bathroom as well as a highly spacious and light open plan living/dining and kitchen area with Juliet balcony that overlooks directly onto the canal creating spectacular views.

The kitchen area comes fitted with a range of wall and base level high gloss units with integrated appliances which include an oven/grill, hob, extractor fan and washing machine whilst also providing ample space for additional appliances.

### Exterior & Parking

The exterior of Bluebell Court includes a central courtyard with access well manicured and stocked planted borders, as well as internal doors into the communal areas and properties within. There is also a locked coded stairway leading to the first and second floors, an outside bin storage unit and secure bike storage.

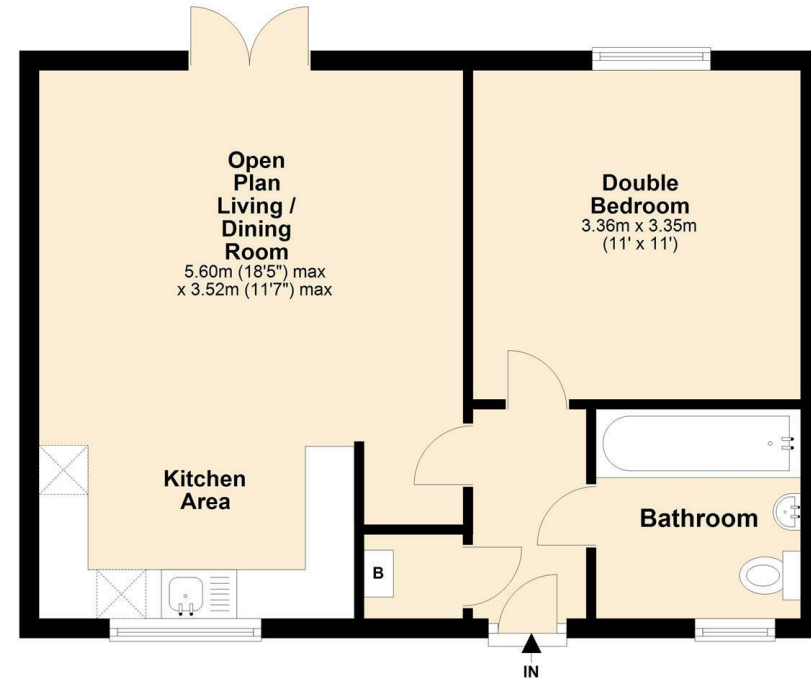
Parking bays are available close by to the property and are available for all residents to use.

The development comes privately accessed via a secure coded gate to provide easy access into the town centre for residents and restricts pedestrian access making the location quiet and peaceful, without unwanted foot traffic.

### Utilities Connected

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

## 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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

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