



The Wharf, Linslade, LU7 2AJ

£245,000





- **Two Double Bedroom Second Floor Apartment**
- **Sought After 'The Wharf' Development**
- **Balcony With Views Over Canal**
- **Open Plan Living / Kitchen Area**
- **En-Suite to Master Bedroom**
- **Allocated Parking**
- **Short Walk into Town Centre**
- **No Upper Chain**
- **Close to Train Station**
- **Peaceful & Quiet Location**

TWO DOUBLE BEDROOM SECOND FLOOR CANALSIDE APARTMENT | ALLOCATED PARKING | NO UPPER CHAIN | APPROX 500 YARDS TO TRAIN STATION | BALCONY OVERLOOKING CANAL VIEWS

M & M Properties are pleased to offer with NO UPPER CHAIN, this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH BALCONY VIEWS OVER THE CANAL, situated at the SOUGHT AFTER THE WHARF IN LINSLADE, which is walking distance to both the town centre & mainline train station.

**Location**  
 "The Wharf" is a highly popular and very well-presented canal side development originally built by 'Redrow Homes' one of the country's leading premium housebuilders. The development is situated on the banks of the Grand Union Canal in Linslade within close proximity of the mainline train station with a fast service into London Euston (30 mins) offering a very convenient short walk for frequent users of the train station.

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, parks, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. The Grand Union Canal speaks for itself with peaceful walks north and south of Leighton Buzzard.







### Accommodation

The property comes with highly spacious accommodation throughout of over 750 square feet! The flat itself is accessed from the communal landing into the entrance hall which has two storage cupboards and doors leading into all rooms. There is a large open plan kitchen and living space with a walk on balcony benefitting from views directly over the canal and open greenery. There is a master bedroom with fitted wardrobes and en-suite, a second double bedroom and then the family bathroom.



### Exterior & Parking

The property has one allocated parking space located directly in front of the block, as well as various visitor parking bays available for use of residents visitors. The external grounds are very well maintained with well kept lawn areas, pathways, canal banks, flower beds and greenery as well as outside bin and cycle stores.



### Utilities Connected

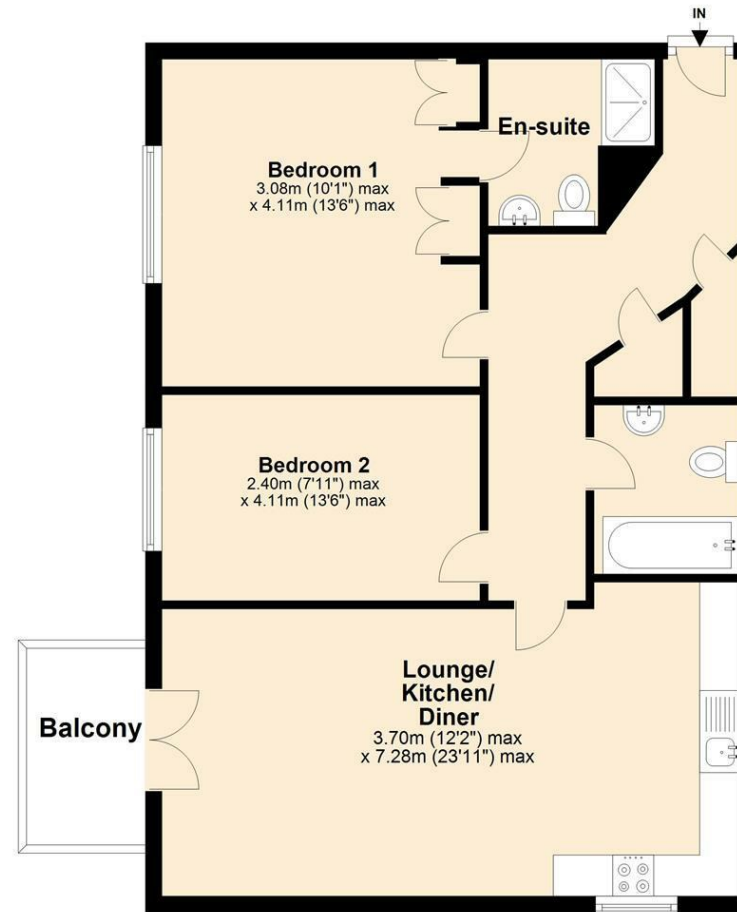
The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and a water cylinder. There is mains electricity connected.





## Floor Plan

### Second 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.