



Willow House, Station Road, Linslade, LU7 2NF

Offers In Excess Of £230,000



- **No Upper Chain**
- **Two Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Stones Throw to Train Station**
- **Link to London Euston in Under 35 Minutes**
- **Garage & Parking**
- **Generous Sized Living Area**
- **Short Walk into Town Centre**
- **Impressively Sized Property**
- **Share of Freehold**



FREEHOLD WITH NO LEASE OR GROUND RENT | NO UPPER CHAIN | TWO DOUBLE BEDROOM APARTMENT | GATED DEVELOPMENT WITH GARAGE | ON DOORSTEP OF LEIGHTON BUZZARD TRAIN STATION

M & M Properties are delighted to offer for sale this RARELY AVAILABLE AND IMPRESSIVELY SIZED, TWO DOUBLE BEDROOM APARTMENT WITH GARAGE AND NO UPPER CHAIN located within the GATED DEVELOPMENT OF WILLOW HOUSE IN LINSLADE, just a stones throw away from the Leighton Buzzard train station which can provide a direct link to London Euston in under 35 minutes!

Location
 Linslade, situated on the outskirts of Leighton Buzzard, straddles the borders of Buckinghamshire and Hertfordshire. Once part of Buckinghamshire, it became part of Bedfordshire following boundary changes in 1965.

The residential fabric of Linslade is diverse, catering to various lifestyles. From cozy apartments to expansive family homes, including bungalows and sheltered housing for seniors, there's a housing option for everyone. The area boasts an abundance of green spaces, such as the serene Mentmore Memorial Park, the scenic Tiddenfoot Waterside Park, and the inviting Linslade Woods, offering residents ample opportunities for outdoor recreation.

Linslade is renowned for its esteemed educational institutions. Lower schools like Linslade Lower, Greenleas, and Southcott Lower lay a strong foundation for young learners, while Leighton Middle School and Cedars Upper School offer comprehensive secondary education, ensuring a well-rounded academic experience for families in the area.

One of Linslade's main draws is its excellent transportation network. The mainline railway station provides swift connections to London Euston in under 35 minutes, while easy access to commuter roads like the A5, A421, A4146, and the M1 facilitates convenient travel. Furthermore, Linslade boasts a vibrant array of local amenities, including charming cafes, delectable restaurants, convenient newsagents, and inviting coffee shops. This blend of modern convenience and small-town charm makes Linslade an idyllic and highly coveted place to call home.





Accommodation

The property comes set on the first floor of the building with the accommodation set over one floor. There is an entrance hallway with doors that lead into both double bedrooms, the main living area and family bathroom as well as having a storage cupboard to house the water cylinder. The master bedroom also has an en-suite shower room for added convenience.

The living space of this property is exceptionally well appointed with a 19ft L-Shaped lounge/dining area which has three windows allowing an abundance of natural light into the room as well as having access into a separate kitchen.

Parking & Garage

There is a single garage included with the property which has light connected and accessed through a remote roller garage door. The garage provides off road parking.

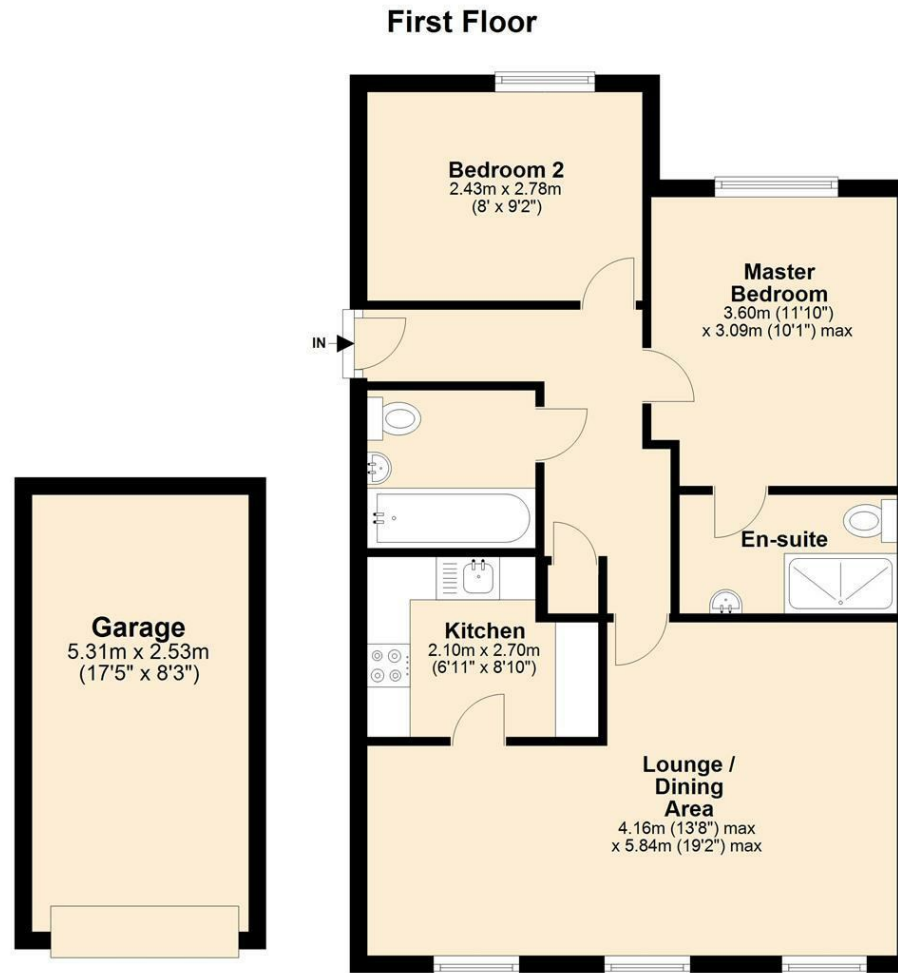
Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of underfloor heating. There is mains electricity connected.

Agents Notes - Share of Freehold

The freehold for the building is currently in the process of being purchased by the majority of the owners of Willow House including number 14, therefore upon a successful completion there will be no lease or ground rent applied to this property. There is however there is still service charge payable to maintain the development which is approx £702.89 paid every 6 months.

Floor Plan



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.