



West Dock, The Wharf, Linslade, LU7 2AJ

Offers In Excess Of £240,000

 2  2  1  D

- **Canalside Apartment in Linslade**
- **Two Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Ground Floor with Balcony**
- **Highly Spacious Open Plan Living / Kitchen Area**
- **Short Walk to Train Station**
- **Feature Shutter Blinds to Windows**
- **Allocated Parking**
- **Close Proximity to Town Centre & Amenities**
- **Perfect For Downsizing or first Time Buy**

**\*\*OPEN HOUSE 14.00PM - 17.00PM SATURDAY 20TH JULY\*\***

BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT | TWO DOUBLE BEDROOMS | CANALSIDE LOCATION | OPEN PLAN LIVING WITH BALCONY | EN-SUITE TO MASTER BEDROOM | ALLOCATED PARKING

M & M Properties are delighted to offer for sale this much improved, highly spacious and beautifully presented, two double bedroom ground floor apartment with a balcony located on the desirable canalside development of The Wharf in Linslade.

The property comes set over a single floor with good sized rooms throughout making it perfect for a downsize, first time buy or investment.

**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 residence boasts generously proportioned rooms throughout, strategically designed across a single floor for optimal convenience. Welcoming you is a spacious entrance hallway connecting seamlessly to all key areas, complemented by two convenient storage cupboards. The main reception room is impressively large, spanning over 23 feet, showcasing exemplary open-plan living. Illuminated by two windows, it exudes a bright and airy ambiance.



The fully-equipped kitchen features a comprehensive array of wall and base level units, complemented by sleek granite worksurfaces and an inset sink/drain. There is an integrated oven and hob, coupled with ample space for additional appliances, enhancing the functionality of this space. The kitchen's open-plan layout with the main living and dining area adds a layer of convenience, making it an ideal setting for entertaining. In addition to this there is a decorative flame effect heater with ornamental surround, as well as a set of French doors opening out onto a balcony to sit on.

Two generously sized double bedrooms offer comfortable living, with the master bedroom boasting a double wardrobe and an en-suite shower room. Additionally, a well-appointed family bathroom is easily accessible from the entrance hallway, completing the thoughtful layout of this generously proportioned property.



### 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.

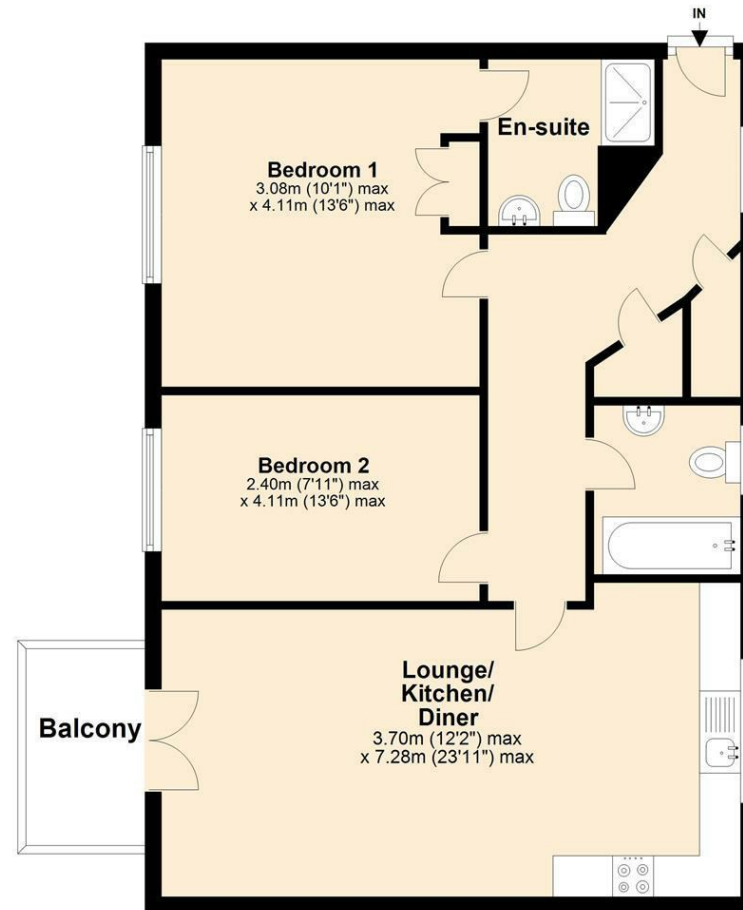


### Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains electric radiators and 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.