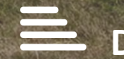




Rockleigh Court, Southcourt Avenue, Linslade, LU7 2QE

£200,000





- **Top Floor Apartment**
- **Two Bedrooms**
- **Excellent For Commuting to London**
- **No Upper Chain**
- **Well Maintained Communal Gardens**
- **Spacious Open Plan Living Space**
- **Popular Linslade Location**
- **Abundance of Parking**
- **Long Lease of 150 Years Remaining**
- **Cheap Service Charge & Ground Rent**



PERFECT FOR COMMUTERS TO LONDON | TWO BEDROOM TOP FLOOR APARTMENT | NO UPPER CHAIN | ALLOCATED PARKING SPACE | POPULAR NON THROUGH ROAD LINSLADE LOCATION |

M & M Properties are delighted to offer with NO UPPER CHAIN, this well presented two bedroom top floor apartment situated within a sought after and popular location in Linslade which is literally just 100 YARDS FROM THE MAINLINE TRAIN STATION!

**Location**

Rockleigh Court is situated at the foot of the historic and sought after Southcourt Avenue in Linslade which is just a very short walk to the mainline train station (approx 100 yards) 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 residential fabric of Linslade is diverse, catering to various lifestyles. 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 has spacious rooms throughout set over a single floor on the top floor.

There is a central living / dining room with open plan kitchen space as well as an inner hallway which leads into two double bedrooms and the family bathroom.

#### Exterior & Communal Areas

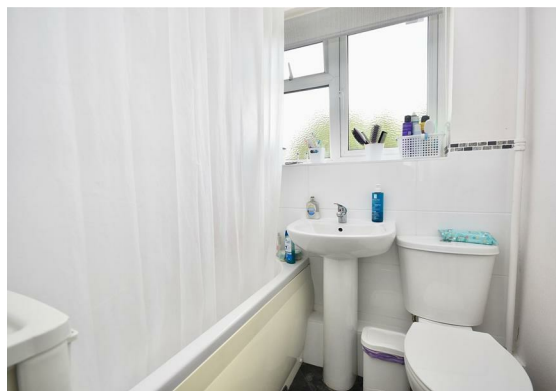
There are communal hallway which leads to the flat itself as well as communal gardens to be used by all the residents to enjoy.

#### Parking

There is parking within the grounds to park a vehicle.

#### Utilities Connected

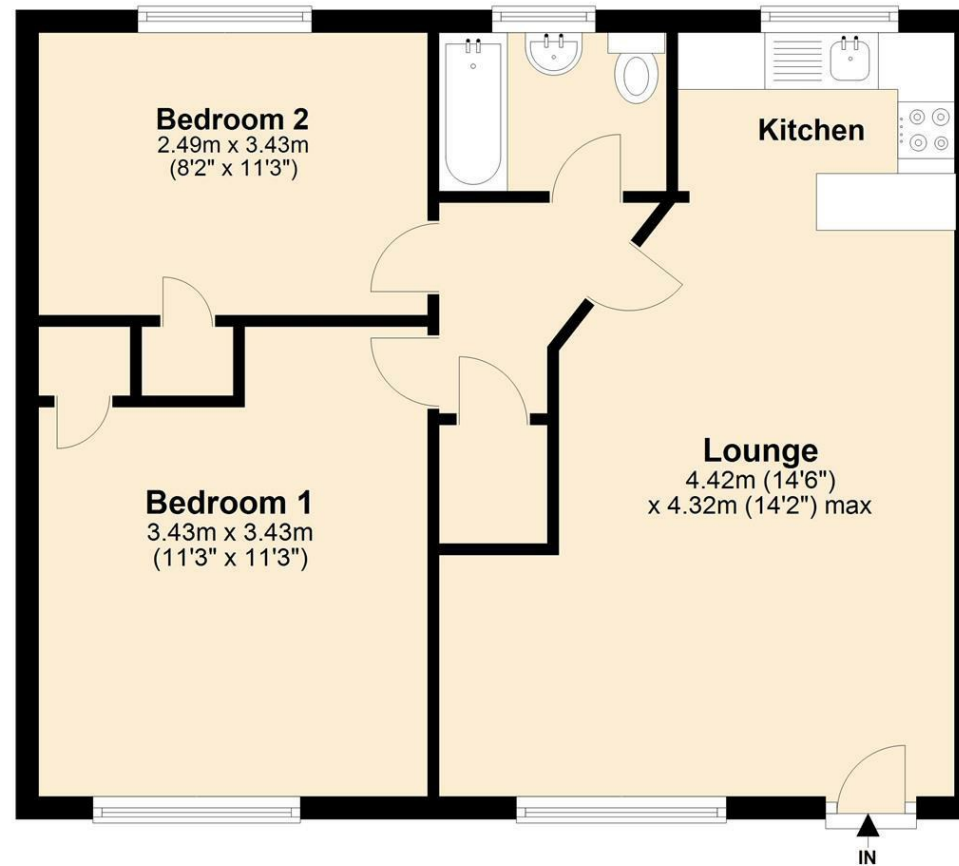
The property has mains water, sewerage and drainage connected. Heating is by way of gas heating. There is mains gas and electricity connected.





## Floor Plan

### Top 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.