



James Villa, Gilbert Mews, Leighton Buzzard, LU7 1NG

Offers In Excess Of £230,000

Icons representing property features: a bed icon with the number 2, a bathtub icon with the number 2, a sofa icon with the number 2, and a menu icon with the letter C.

- **Spacious Duplex Apartment**
- **Two Double Bedrooms**
- **Two En-Suites**
- **Newly Refitted Kitchen**
- **Feature Bay Fronted Window**
- **Secure Gated Development**
- **Just Under 800 Square Feet!**
- **Allocated Parking Behind Electric Gates**
- **Separate Study Area**
- **Tall Feature Galleried Landing**



A beautifully presented and incredibly spacious, two bedroom duplex apartment, featuring two double bedrooms both with en-suites and set within a private development with secure gated access. Ideally located within walking distance of the town centre and less than a mile from the train station, this stunning home offers both convenience and modern living right on the doorstep.



The property spans two floors and features a bright and airy bay window, offering highly spacious accommodation of just under 800 square feet, making it potentially larger than the average 2 or 3 bedroom home! Over the past few years recent upgrades include a newly refitted kitchen, recent decoration and carpets, enhancing its modern and 'ready to move in' appeal.



Upon entry from the communal areas, the ground floor comprises a welcoming hallway with a downstairs WC, an under-stairs storage cupboard, a bay-fronted lounge area, a separate study, and a fully equipped kitchen with appliances which include a fridge/freezer, dishwasher, washing machine, oven, hob and extractor hood.

Ascending the feature galleried staircase, the first floor landing provides access to a storage cupboard housing the boiler and two generously sized double bedrooms, both of which benefit from their own ensuite bathrooms.



Gilbert Mews is an exclusive, well-designed complex comprising a select number of properties, accessible only through securely monitored gates. The development features a dedicated car park with one allocated parking space per property, along with visitor bays. The well-maintained communal grounds include landscaped lawn areas, bin stores, and secure boundary fencing, ensuring a pleasant and tidy environment.

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.

The remaining Lease is approximately 976 years.

The Annual service charge is £2,977.24

The Annual ground rent is £150.00

Council Tax Band A

More about the Location....

Gilbert Mews is a sought after gated development situated centrally on the doorstep of the town centre first established back in 2002. Within the development is a unique sense of privacy and quietness, but also benefitting from being extremely convenient for commuting and local amenities.



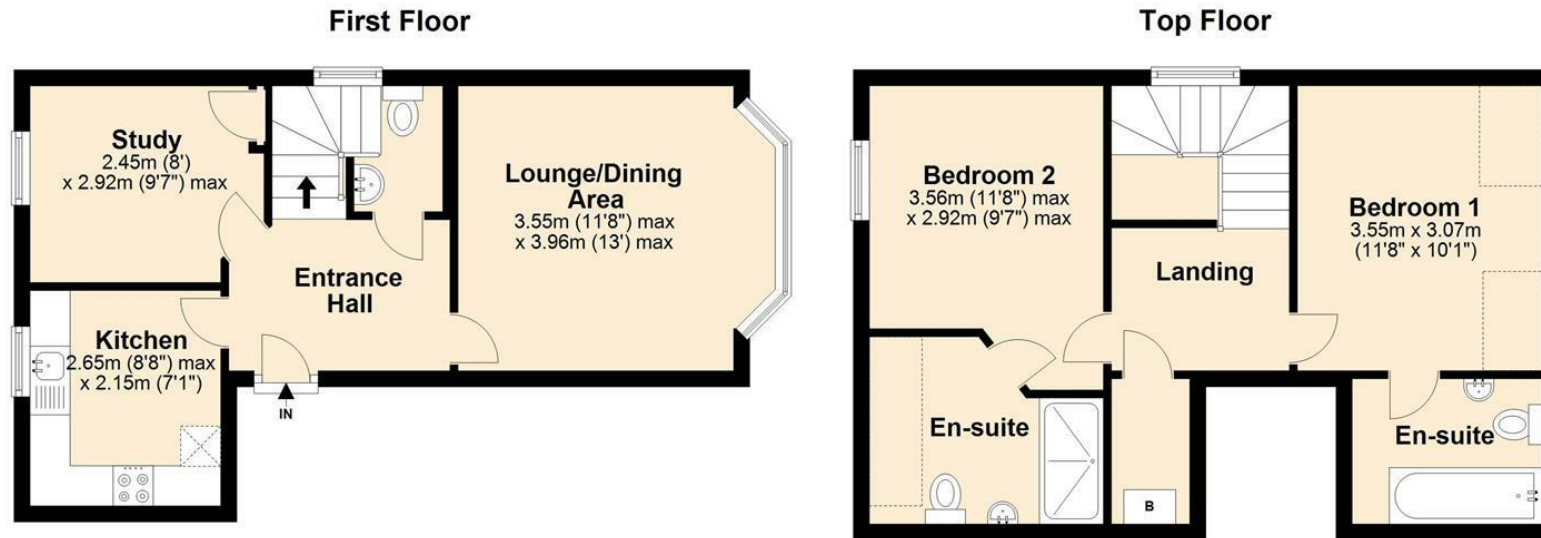
Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.



Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

## 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.