



The Wharf, Linslade, LU7 2AJ

£225,000



# The Wharf, Linslade, LU7 2AJ

## Floor Plan

- Two Bedroom First Floor Apartment
- Canalside Balcony
- Sought After 'The Wharf' Development in Linslade
- Two Bathrooms ( En-Suite to Master)
- No Upper Chains
- Open Plan Living & Kitchen Areas
- Allocated Parking Space
- Just 500 Yards to Mainline Train Station, with Direct Links to London
- Very Short Walk Into Town Centre & High Street Shops
- Quiet & Tucked Away Setting

Positioned within the highly sought after canalside development of The Wharf in Linslade, is this well maintained first floor apartment which boasts over 630 square feet of generous and light living space aswell as a balcony overlooking directly onto the canal.

Offered with no upper chain, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence.

The property comes with highly spacious accommodation throughout of over 630 square feet. The flat itself is accessed from the communal landing into 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.

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.

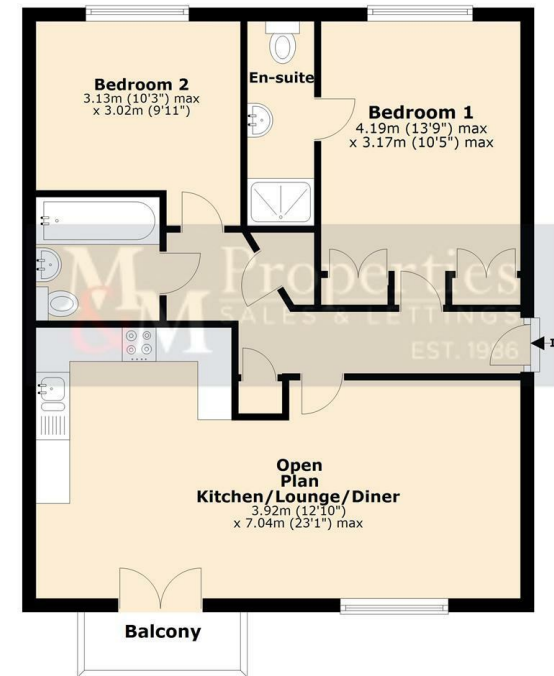
The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and a water cylinder. There is mains electricity connected.

Lease is 108 years remaining.

Service Charge is £1,271.90 per annum, paid 505 every 6 months.

Ground Rent is £270.00 per annum.

### First 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.

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