



Shillingford Mews, Grove Road
, Leighton Buzzard, LU7 1ST

Offers In Excess Of £180,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this exclusive duplex apartment located in this town centre courtyard setting and within walking distance to the mainline train station as well as a wealth of amenities. The property is presented to the market superb decorative order with accommodation comprising: Entrance hallway, double bedroom, bathroom, lounge/dining room, mezzanine floor, study area, modern kitchen and cloakroom/WC. Additional benefits include double glazing and carport parking. Viewing is highly recommended.

Location:

Shillingford Mews is a quiet spot which sits off the prestigious Grove Road in the heart of the market town centre of Leighton Buzzard. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.1 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

Enter via a private front door into the hallway. There are stairs leading to the first floor, and doors to the bedroom and bathroom. The bedroom would comfortably accommodate a range of furniture, and the bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

First Floor:

The stairs arrive into the spacious lounge/diner room. There is a recessed study area which would be an ideal place to spot for a desk, From the lounge area there are stairs to the mezzanine floor, and a door leads through to the kitchen. The kitchen has been fitted with a range of wall and base level units, and there is ample work surface. There is also a cloakroom/WC off the kitchen.

Mezzanine:

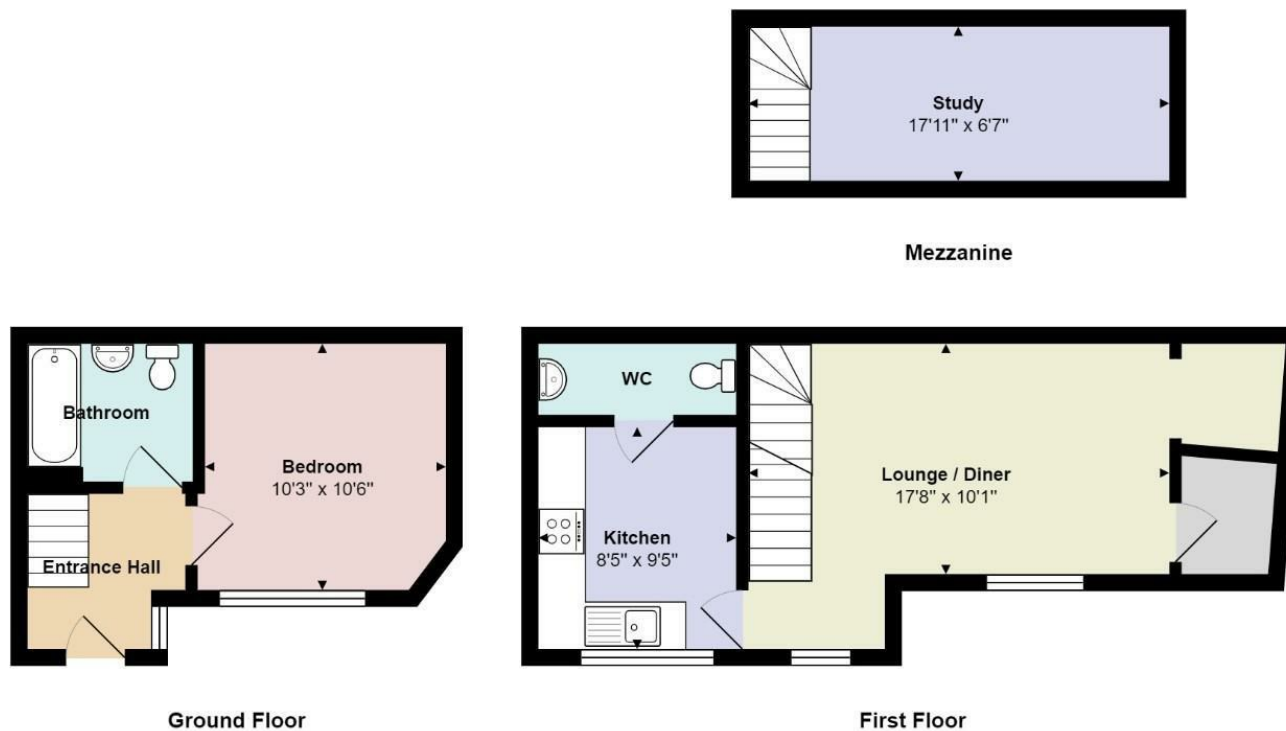
The mezzanine provides an additional floor space which can be used for a variety of purposes, such as a study area or reception room. A sofa bed would also make good use of the space. There is also a door to a private loft space which provides ample storage above the carport.

Outside:

A shared block paved drive extends to the front door, and aside this is a carport parking space.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 669 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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