



West Dock

Linslade, LU7

Offers In Excess Of £210,000



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QUARTERS

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West Dock, Linslade, LU7 2AJ

Quarters are delighted to offer for sale with no upper chain this two bedroom top floor executive apartment located on this popular development, within walking distance of both the Mainline Train Station and the Town Centre. The property offers generous accommodation comprising: Entrance hallway, open plan lounge/dining/kitchen with balcony, two bedrooms, (master with ensuite) and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A

Communal Entrance:

Enter via communal entrance with entry phone system.

Layout:

The communal entrance is accessed via secure glazed doors with access for guests via intercom. The property is situated on the top floor accessed by a communal stairwell. Enter via secure front door into the hallway which has a built in storage cupboard and airing cupboard. The hallway leads to both bedrooms and the bathroom before continuing through to the 23ft kitchen/lounge/diner. The kitchen is in good order and provides ample workspace, plenty of storage and integrated appliances. The impressive sized lounge/diner area enjoys an abundance of light flowing through the French doors which lead to the balcony. The bright and airy master bedroom benefits from built in wardrobes and an en-suite shower room. The second bedroom is a well proportioned

double bedroom with a fitted wardrobe, with a double glazed window to the front aspect. The family bathroom is in a good size with suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over.

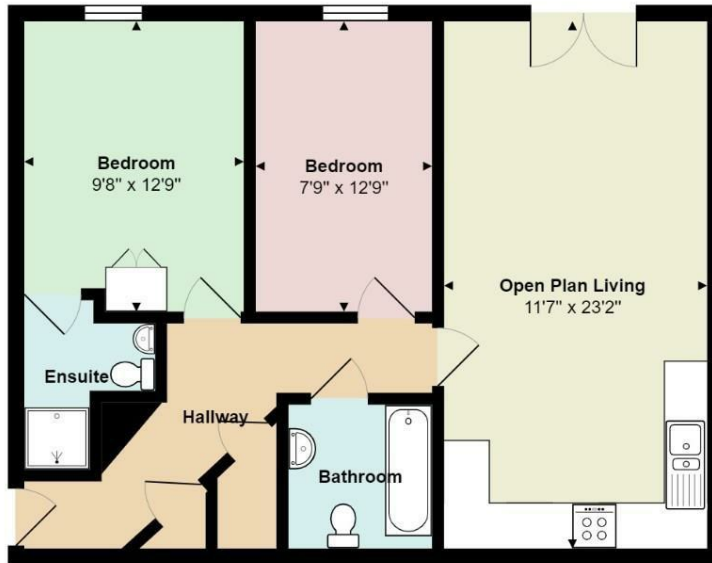
Parking:

Allocated parking and visitor parking provisions.

Agents Notes:

The lease had 125 years from new in 2008. Charges are £135 6 monthly for ground rent, and maintenance/service charge of £620 payable every 6 months

Floor Plan

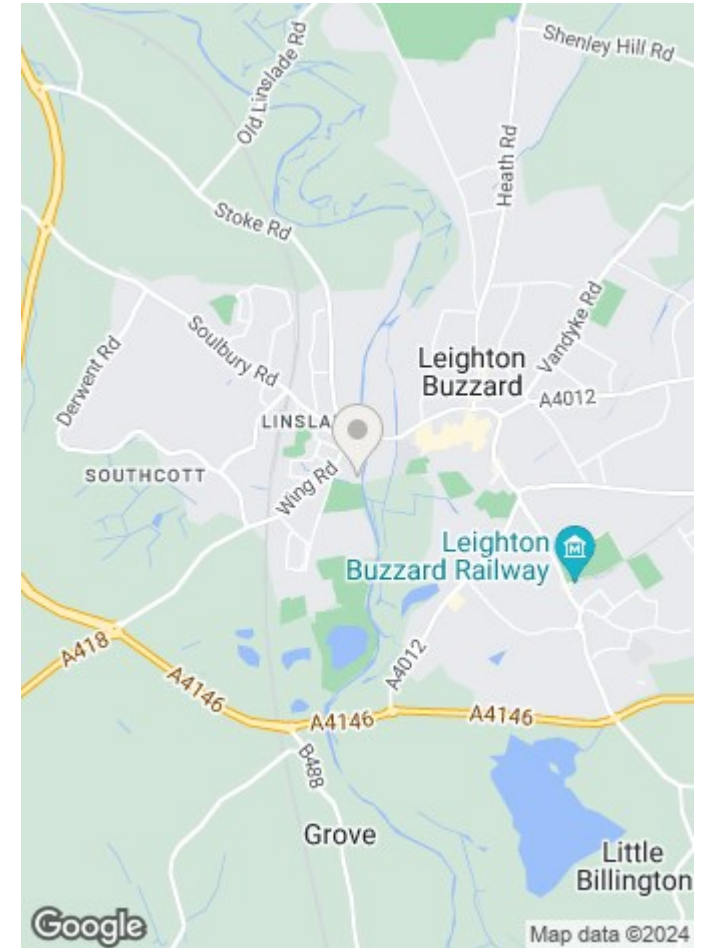


Top Floor

Total Area: 695 ft²

All measurements are approximate and for display purposes only

Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quarterslb.co.uk

www.quartersestateagents.co.uk

