



Veritas Grove

Leighton Buzzard, LU7

Offers In Excess Of £220,000



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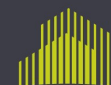
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# Veritas Grove, Leighton Buzzard, LU7 9SG

Quarters are delighted to offer for sale with no upper chain this two bedroom freehold coach house apartment, with no ground rent or service charges, located on this popular modern development. The property is presented to the market in excellent decorative order with accommodation comprising: Private entrance, open plan lounge/kitchen/diner, two bedrooms and a bathroom. Additional benefits include double glazing, gas heating, car port plus additional parking space. Viewing is highly recommended.

\* Archived photos used

## Location:

The property lies in a quiet crescent in the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

## Layout:

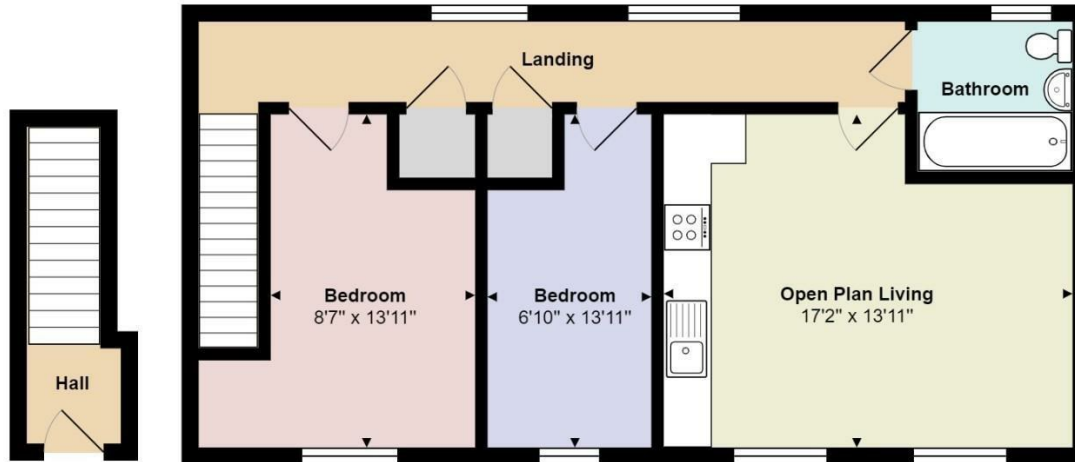
Enter via a private front door, there is space to hang coats in the hall, and stairs leading to the first floor. The landing is a long bright space featuring two built in storage cupboard, plus there is a access to the open plan lounge/kitchen/diner, two bedrooms and family bathroom. The generous open plan living space allows for an array of furniture, with a fitted modern kitchen fitted with a range of wall and base level units with roll edged work surface over. There are integrated appliances plus space for a fridge/freezer. The two bedrooms provide ample space for a range of bedroom furniture, with the master bedroom the larger of the two rooms. The bathroom is fitted with a white three piece suite comprising

of a low level WC, pedestal wash hand basin and panel bath with shower over.

## Parking:

The property benefits from a carport parking space plus a further allocated parking space located nearby.

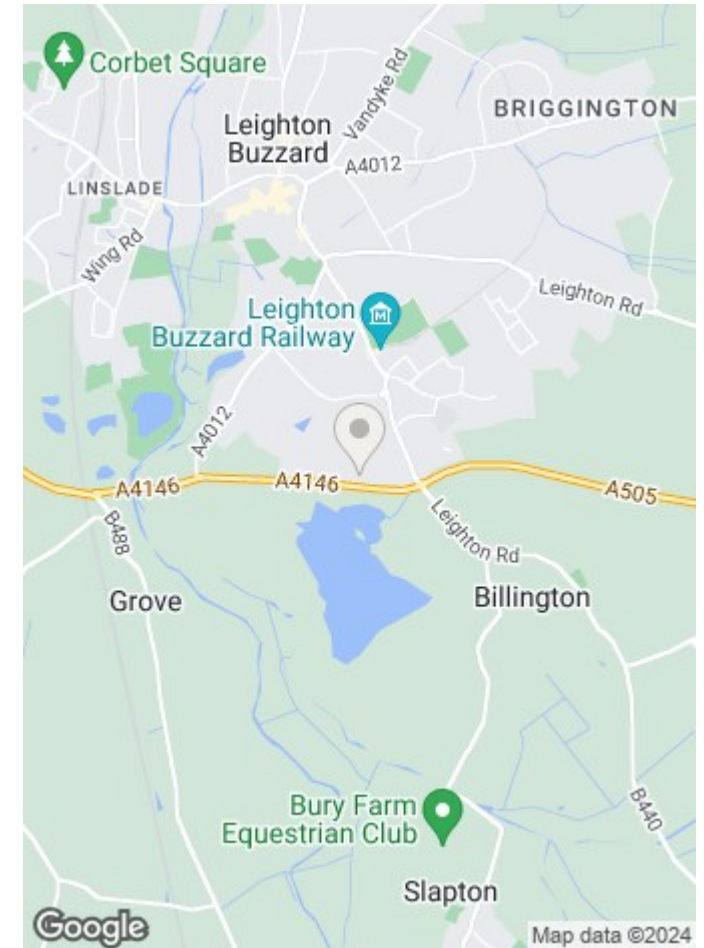
## Floor Plan



Total Area: 698 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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