



Leighton Road  
, Linslade, LU7 1LE

Price £230,000



QUARTERS  
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this two bedroom top floor executive apartment with no upper chain located in the highly sought after area of Linslade and walking distance to both the mainline train station and Town Centre. The property is presented to the market in immaculate order with accommodation comprising: Communal entrance with lift access, entrance hall, separate kitchen, lounge/dining room, two bedrooms (master with en-suite) and a bathroom. Additional benefits include gas central heating, double glazing and parking. Viewing is highly recommended.

## Location:

Town Bridge Mill is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing 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. Additionally, the mainline train station is a short walk away and provides regular trains to London Euston in as little as 30 minutes. 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.





### Layout:

Enter into the hallway which provides access to the lounge/dining room, kitchen, bedrooms and bathroom. There is also an airing cupboard housing the central heating boiler. The lounge/dining room is bright and spacious, with three windows facing dual aspects introducing plenty of light, and there is ample space for a range of furniture. The kitchen is in excellent order and is fitted with a range of modern glossy wall and base level units, and there are spaces for appliances plus an integrated dishwasher. The generous master bedroom allows for furniture to be configured in numerous ways, and there is a recessed area suitable to house a wardrobe if desired. The master bedroom also has the benefit of an ensuite shower room which is fitted with a white suite comprising of a low level WC, vanity wash hand basin and shower cubicle. Bedroom two makes for an ideal guest room, and is situated opposite the bathroom, which includes a three piece bath suite.

### Parking:

This property includes parking for one car.

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: 656 ft<sup>2</sup>

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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