



Stanbridge Road
, Leighton Buzzard, LU7 4QX

Offers In Excess Of £200,000



2



2



1



C



QUARTERS

YOUR NEXT MOVE

Stanbridge Road

, Leighton Buzzard, LU7 4QX

Quarters are delighted to offer for sale with no upper this spacious two double bedroom ground floor apartment, situated in this popular modern development, within easy walking distance of local shops, amenities and the historic market Town Centre. The property benefits from its own private entrance and is presented to the market in excellent order, offering bright and airy accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two double bedrooms (master with en-suite) and bathroom. Additional benefits include double glazing, communal gardens, allocated parking and a long lease. Viewing is highly recommended.

Location:

Falcon Mews is an attractive modern development within an easy walk of the historic Market Town centre and a host of local amenities. 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 private front door into a hallway with access to both bedrooms, bathroom and lounge/ dining room. There is also a generous airing/storage cupboard. The lounge/diner is a bright and airy room, and can be furnished with living room furniture as well as a dining table, and opens into the generous fitted kitchen. The kitchen is fitted with a range of wall and base level units and there is plenty of work surface space. The master bedroom provides plenty of space for a range of furniture and benefits from an en-suite shower room. The second bedroom is a double and makes for an excellent guest room. The property is completed by the bathroom, which is fitted with a three piece bath suite.

Outside:

The property benefits from well maintained communal gardens, allocated parking for one car and provisions for visitors parking.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments 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 purchaser's 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



Ground Floor

Total Area: 665 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk