



Wing Road
, Leighton Buzzard, LU7 2NW

Guide Price £185,000

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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this two double bedroom first floor apartment, ideally situated in a prime Linslade location, within easy walking distance of the Town Centre, Mainline Train Station, local shops and amenities. The property offer bright and spacious accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two double bedrooms (master with en-suite shower room) and family bathroom. Additional benefits include double glazing, balcony, and long lease. Viewing is highly recommended.

Location:

Ivester Court is located on Wing Road, a sought after residential road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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.





Accommodation:

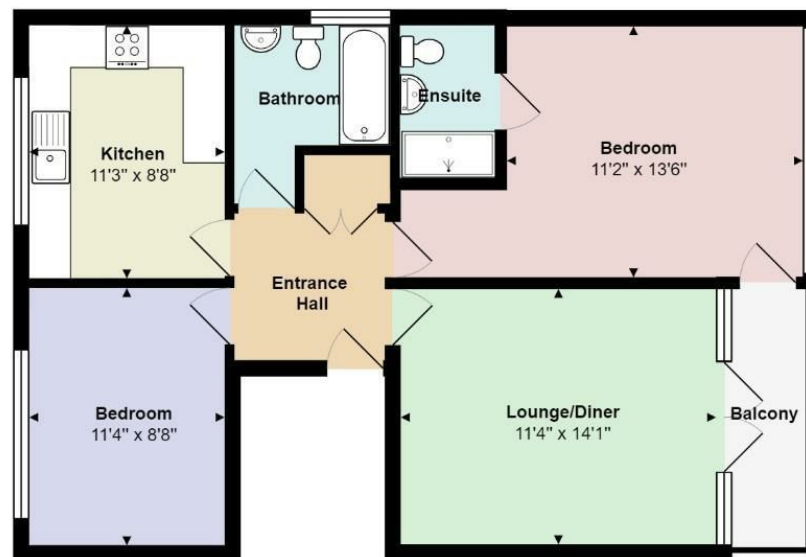
Enter the building via the ground floor communal entrance. Each property in the building has an individual ground floor storage cupboard. There are stairs to all floors. Access via the front door leads into a spacious entrance hallway which feeds to the lounge, kitchen, both bedrooms and family bathroom. There is also a generous storage cupboard. The lounge/diner is bright and airy with double glazed double doors onto the balcony, and provides ample seating and dining space, with a door to the balcony which is an ideal space for relaxing. The roomy kitchen provides ample storage and work surface space, and has a convenient breakfast bar for casual dining. There is space for a fridge freezer and washing machine, with an integrated oven and hob with filter hood over. The master bedroom is generously proportioned and boasts direct access to the balcony and an en-suite shower room. The en-suite is fitted with a low level WC, pedestal wash hand basin and shower cubicle. The second bedroom is also a good size double, and benefits from large windows providing an abundance of natural light. The accommodation is completed by the three piece family bathroom, fitted with a low level WC, pedestal wash hand basin and panel bath with shower over, and further benefiting from a large window providing natural light.

Outside:

The property is set back from the road, and offers landscaped communal gardens.

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



First Floor
Area: 685 ft²

Total Area: 685 ft² (excluding balcony)

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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