



Mentmore Road

Leighton Buzzard, LU7

Offers In Excess Of £200,000



2



1



1



C



QUARTERS

YOUR NEXT MOVE

# Mentmore Road, Leighton Buzzard, LU7 2NZ

Quarters are delighted to offer for sale this unique two bedroom apartment situated within walking distance of the town centre and mainline train station, with trains running to London Euston in just 30 minutes. The property is in prime position, overlooking Mentmore Road Memorial Park, and is presented to the market in excellent order, having been much improved by the current owner, with accommodation comprising: Communal entrance servicing just two flats, entrance hall, lounge/diner with open fireplace, kitchen, two bedrooms and a refitted bathroom. Additional benefits include no ground rent, 164 years remaining on the lease, gas heating with modern boiler, and allocated parking for two vehicles. Viewing is highly recommended.

## **Location:**

Mentmore Road is among the most popular residential roads in Linslade. This property in particular is in a prime position directly opposite Mentmore Road Memorial Park. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand. The property is well situated for access to transport links, with trains to London Euston in as little as 30 minutes. The nearby by-pass provides easy access by road 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.

## **Layout:**

The communal entrance is used by just two flats, with stairs leading to each property. Enter via a private front door into the hallway which has doors leading to the lounge/diner, bedrooms and bathroom. The lounge/diner faces the front aspect and features an open fireplace, one of the charms in this unique converted flat, providing a focal point and warmth during winter months. There is plenty of space available for a range of living room furniture and a dining table. The room is open to the kitchen, which is fitted with a range of wall and base level units, and there are spaces for a washing machine and fridge freezer, with cooking facilities provided by an integrated oven and four ring gas hob with hood over. The vendor has recently replaced the two sash windows to the

front, which provide splendid views over Mentmore Road Memorial Park. At the rear of the property is a good sized double bedroom, with the second bedroom also suitable for use as a study or dressing room, if desired. The bathroom was refitted in 2023 to a high standard with a low level WC, wash hand basin and panel bath with shower over.

## **Parking:**

The property enjoys the use of parking for two cars. The vendor advises that additionally, a local parking permit could be applied for, if required.



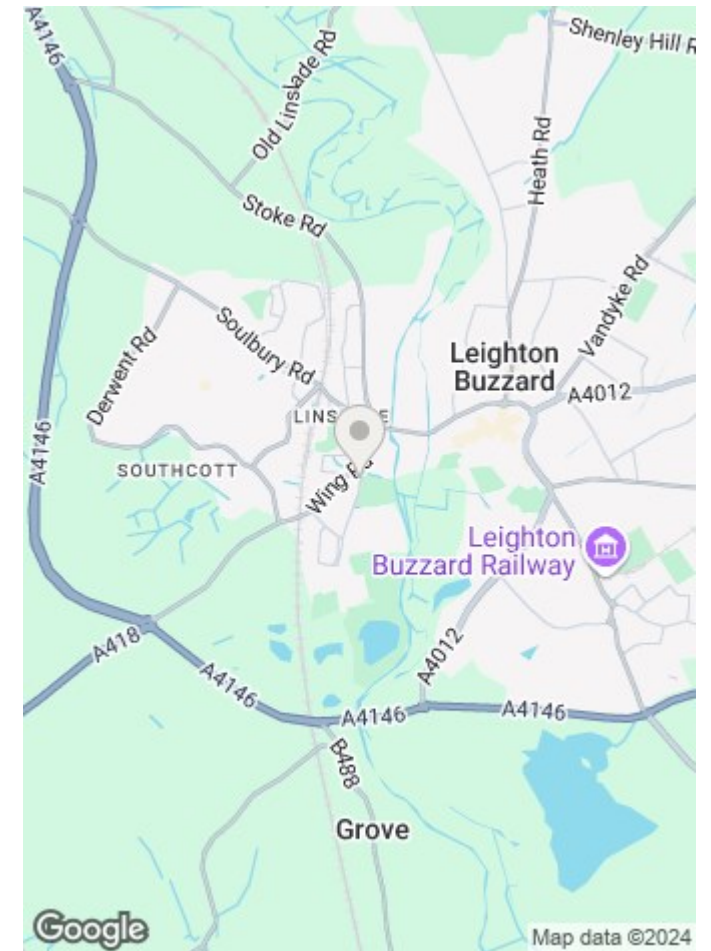
## Floor Plan



Total Area: 465 ft<sup>2</sup>

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](mailto:info@quarterslb.co.uk)

[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)



