



Falcon Mews, Stanbridge Road
, Leighton Buzzard, LU7 4QX

Offers In Excess Of £200,000

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QUARTERS
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 4QX

Quarters are delighted to offer for sale with no upper chain this modern two double bedroom first floor apartment located just a short walk from the Town Centre and a wealth of local amenities. The property is presented to the market in excellent order with accommodation comprising; Entrance hallway, approx 21ft lounge/dining room, kitchen, two double bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing and allocated parking. 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 the communal door which has a secure intercom with stairs leading to all floors. Enter via the first floor front door to a spacious hallway which has doors leading to the lounge/diner, airing cupboard, bathroom and two bedrooms. The lounge/diner has dual windows to the front which let in an abundance of light. The generous size of the space allows for a variety of furniture to be arranged easily with both living room and dining room furniture completing the room. The kitchen is through an opening off the lounge/diner and comprises of a range of wall and base line units. There is space for white goods and an integrated Bosch oven is centrally located. Two double bedrooms sit to the rear and overlook green space, and they can both accommodate a range of furniture, with the master also benefitting from an ensuite. The ensuite shower room is fitted with a low level WC, vanity hand wash basin and shower cubicle. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

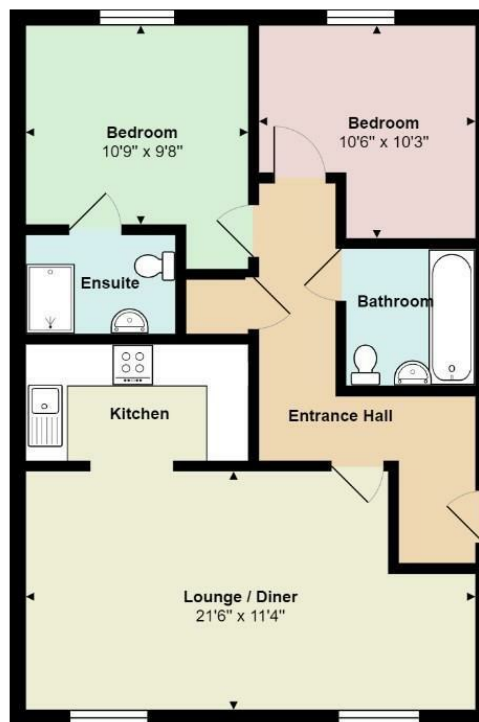
There is an allocated parking space plus visitor provisions.

Agency Note:

The vendor advises that there is 106 years on the lease, ground rent is £270.93PA and £1173PA for the service charge.

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: 712 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.

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