



Leighton Road
, Leighton Buzzard, LU7 1LE

Price £225,000

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 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom ground floor apartment located in the highly sought after area of Linlade and walking distance to both the mainline train station and Town Centre. The property is presented to the market in excellent order with accommodation comprising: Communal entrance, hallway, kitchen with built in appliances, lounge/dining room, two bedrooms (master with en-suite) and a bathroom. Additional benefits include double glazing, underfloor heating 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, Linlade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Layout:

The communal entrance has a secure door entry system and there are stairs leading to all floors. This property is located on the ground floor, and the entrance hall provides a warm welcome into this spacious property. There is a storage cupboard to the side of the front door, and the hallway provides access to the lounge/diner, bedrooms and bathroom. The generous lounge/diner has a patio door which provides access to the outdoor patio area. There is ample space for living room and dining furniture, and an opening to the kitchen. The kitchen is in excellent order with a range of wall and base level units plus integrated appliances. There are two well proportioned bedrooms, with the master bedroom including an en-suite shower room. The main bathroom is fitted with three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

Outside:

There is a rear patio area which is paved and outdoor furniture can easily be arranged. The property also benefits from an allocated parking space

Agency Note:

The Vendor advises us of the charges and lease length-
116 years on the lease
Ground Rent- £295
Service Charge-£1286

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: 685 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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