



North Street

Leighton Buzzard, LU7

Offers In Excess Of **£180,000**



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QUARTERS

YOUR NEXT MOVE

North Street, Leighton Buzzard, LU7 1EH

Quarters are delighted to offer for sale with no upper chain this two bedroom flat located in the heart of Leighton Buzzard, with a wealth of local amenities plus the train station within walking distance. The property boasts an extended 144 year lease, and low service charges, and would be well suited for first time buyers and investors. Accommodation comprises: Entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include double glazing, gas central heating, residents parking and a walled garden for residents. Viewing is highly recommended.

Location:

Centrally located North Street boasts a variety of period dwellings and a range of local businesses, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities and restaurants. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 20 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. There are excellent transport links locally with the A505 and A5 providing links by road 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.

Layout:

Communal stairs lead to the front door, which opens into the hallway. The hallway runs centrally through the property, with doors to the lounge/diner, bedrooms and bathroom, plus there is an airing cupboard. The lounge/diner is a well proportioned room with space for a variety of furniture. An opening leads to the separate kitchen, which is fitted with a range of wall and base level units. There are spaces for appliances, and a window to the side brings in natural light. Wood flooring runs from the hallway into both bedrooms, which are situated away from the main living area. One of the bedrooms also includes a built in wardrobe. The bathroom features a tiled floor and is fitted with a three piece suite

comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. There is also tiling to all walls.

Parking:

There is a communal car park provided for residents. This property is entitled to park one car.

Communal Garden:

The property is provided with a communal garden for use exclusively by residents. The wall enclosed garden is laid to artificial lawn and provides a nice outside space.

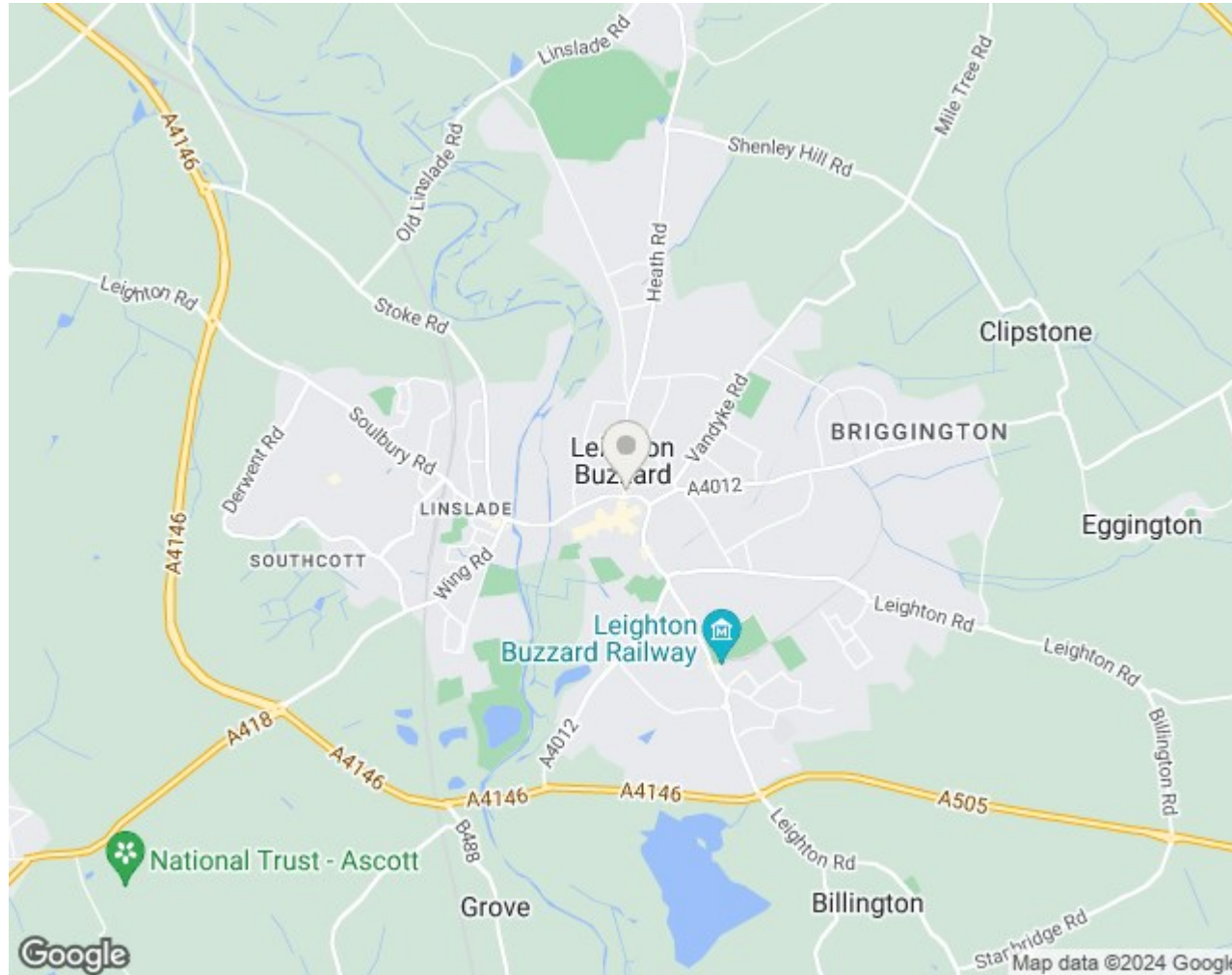
Floor Plan



Total Area: 498 ft²

All measurements are approximate and for display purposes only

Map



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