



Soulbury Road

Leighton Buzzard, LU7

Offers In Excess Of £215,000



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QUARTERS

YOUR NEXT MOVE

Soulbury Road, Leighton Buzzard, LU7 2UY

*** VIEWINGS TO COMMENCE SATURDAY 6TH JULY 2024 ***

Quarters are delighted to offer for sale with no upper chain this spacious three bedroom first floor apartment located in the highly sought after area of Linslade and within a short walk of the town centre and mainline train station, with trains to London Euston in around 30 minutes. Furthermore, the property comes with share of freehold and the lease has been extended to 999. The property provides spacious accommodation comprising; Entrance hallway, lounge/dining room, kitchen/breakfast room, three bedrooms and a bathroom. Additional benefits include double glazing newly installed in 2024, gas heating, communal gardens and communal parking. Viewing is highly recommended.

Location:

Frances Court sits on Soulbury Road in desirable Linslade, and boasts close proximity to the mainline train station and town centre, both just a short walk away. Trains run regularly to London Euston in as little as 30 minutes, making this an excellent place to live for commuters. There are many local amenities within walking distance. 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

Layout:

Enter into the spacious hallway, which features a built in storage cupboard and a recess which would be an excellent spot for a desk, or could be utilised for an additional storage unit. There are doors to the lounge/diner, bedrooms and bathroom. The lounge/diner is bright and airy, with plenty of space for a range of living room furniture plus a dining table. A door leads into the kitchen/breakfast room, which is fitted with a range of wall and base level units. There is plenty of work space available plus a breakfast bar to one wall. As well as an integrated oven and four ring gas hob with hood over, there are spaces for further appliances. Additionally, there are two generous built in storage cupboards, one of which houses the central heating boiler, and each cupboard is provided with plumbing for a washing machine or tumble dryer. Three

generous bedrooms all face the rear aspect, overlooking the communal gardens, and there is ample space for bedroom furniture in each. The bathroom is fitted with a white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. Complimentary tiling to water sensitive areas completes the room.

Communal Areas:

There is communal parking to the front of the property, and to the rear are communal gardens.

Floor Plan

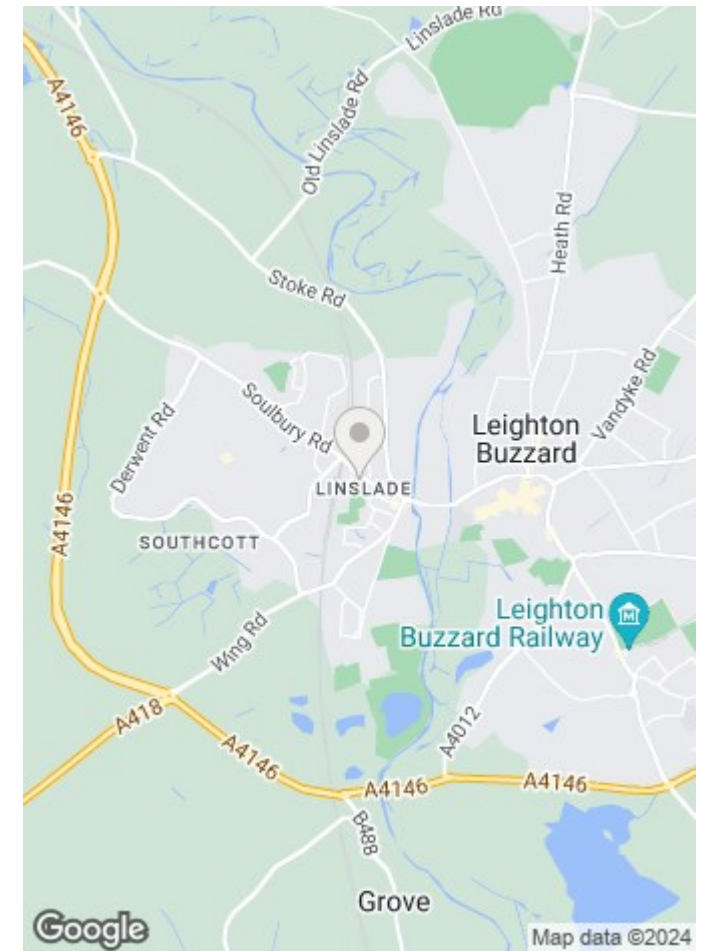


First Floor

Total Area: 772 ft²

All measurements are approximate and for display purposes only

Map



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