



## Porus Piece

, Leighton Buzzard, LU7 9SL

Price **£230,000**



**QUARTERS**  
YOUR NEXT MOVE

## Porus Piece

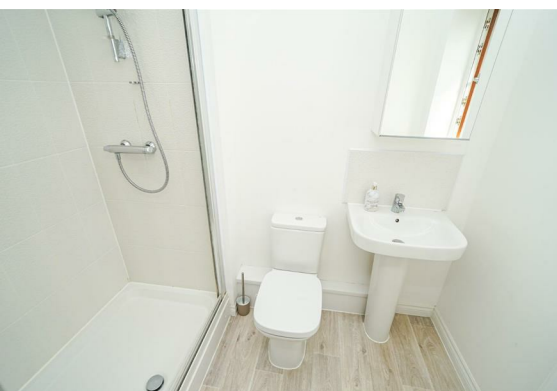
, Leighton Buzzard, LU7 9SL

Quarters are delighted to offer for sale this spacious and modern two bedroom second floor apartment in the popular Roman Gate development, with local shops, amenities and green spaces within walking distance. The property is presented to the market in excellent condition with bright and airy accommodation comprising: Entrance hallway, open plan lounge/kitchen/dining room, two double bedrooms (master with en-suite shower room), and a bathroom. Additional benefits include double glazing, gas heating and allocated parking and long lease. Viewing is highly recommended.

### Location:

The property lies in the heart of the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. 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 into the spacious hallway which features two built in storage cupboard and provides access to the open plan kitchen/lounge/dining room, bedrooms and family bathroom. The open plan living space feature a kitchen to one end, a lounge/ diner to the other. The kitchen has been fitted with a modern range of wall and base level units, and includes an array of integrated appliances. The lounge area receives plenty of light via dual aspect windows, and there are far reaching views over nearby countryside. The room allows plenty of space for a variety of living room and dining furniture, The master bedroom is an excellent size with fitted wardrobes and an ensuite shower room among it's benefits. The second bedroom is also a good sized double room. The family bathroom is fitted with a modern three piece suite comprising of a low level WC, wash hand basin and panel bath with shower over.

### Parking:

This property comes with allocated parking.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments 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: 705 ft<sup>2</sup>

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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