



## The Elms

Stoke Road, Leighton Buzzard, LU7 2TD

**Guide Price £189,995**



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**QUARTERS**

YOUR NEXT MOVE

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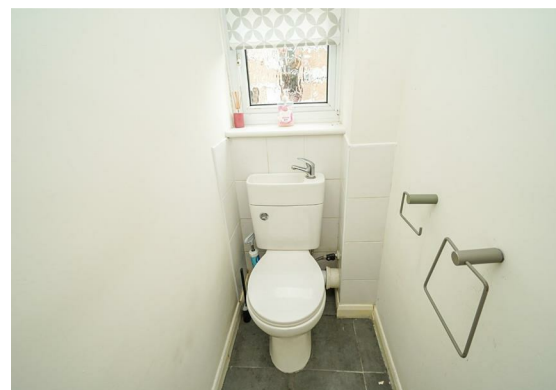
Quarters are delighted to offer for sale with no upper chain this two bedroom ground floor apartment with 980 year lease located in the highly sought after area of Linslade and walking distance to both the mainline train station and the town centre. The property is in good order with accommodation comprising; Entrance hallway, lounge, kitchen, two bedrooms, separate WC and a bathroom. Additional benefits include double glazing and covered parking. Viewing is highly recommended.

**\*\* Some Archive Photos Have Been Used\*\***

### Location:

The Elms is a popular location in sought after Linslade, due to it's proximity to local shops, amenities and the market town centre. Additionally the apartment sits within a five minute walk of the mainline rail station, with trains to London Euston in as little as 30 minutes. 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 via the front door into a good sized hallway which provides access to all rooms. The generous lounge/diner is bright and airy due to the dual aspect windows, a range of furniture can easily be arranged to suit all needs. The main bedroom is to the rear, there is built in storage cupboards with views over the communal gardens. A further bedroom can easily accommodate bedroom furniture or would make an excellent study. The kitchen is in the heart of the property with a range of base and wall line units, a cupboard is being used for white goods and there is ample work surface space. The bathroom comprises of a panel bath with shower over and a vanity hand wash basin, there is a good sized airing cupboard completing the space. The cloakroom/WC is located opposite and comprises of a low level WC with hand wash basin combined.

### Outside:

There are well tendered gardens to the rear and side of the property. One parking space which is covered comes with the property.

### Agency Note:

The Vendor has advised the following:

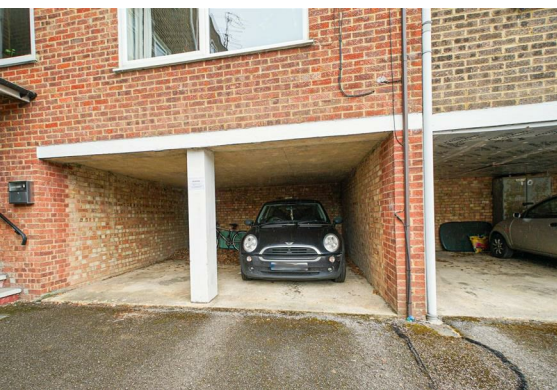
980 years on the lease

Service Charge- £750 Per Annum

Ground Rent-£0

Buildings Insurance- £194 Per Annum

Share Of The Freehold



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: 607 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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