



Monarch Way
, Leighton Buzzard, LU7 1FW

Price **£195,000**

2 1 1 D



QUARTERS
YOUR NEXT MOVE

Monarch Way

, Leighton Buzzard, LU7 1FW

We are delighted to offer for sale this bright and airy individual two bedroom duplex apartment situated in this popular modern development within walking distance of the Town Centre, local shops and amenities and green open spaces. The property is presented to the market in excellent order with accommodation comprising: Private entrance, WC, open plan lounge/ kitchen/dining room, two bedrooms and a family bathroom. Additional benefits include double glazing, electric heating, and allocated parking, with provisions for visitors parking. Viewing is highly recommended.

Location:

Monarch Way is home to a range of modern apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally is about a 15 minute walk from the Mainline Train 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:

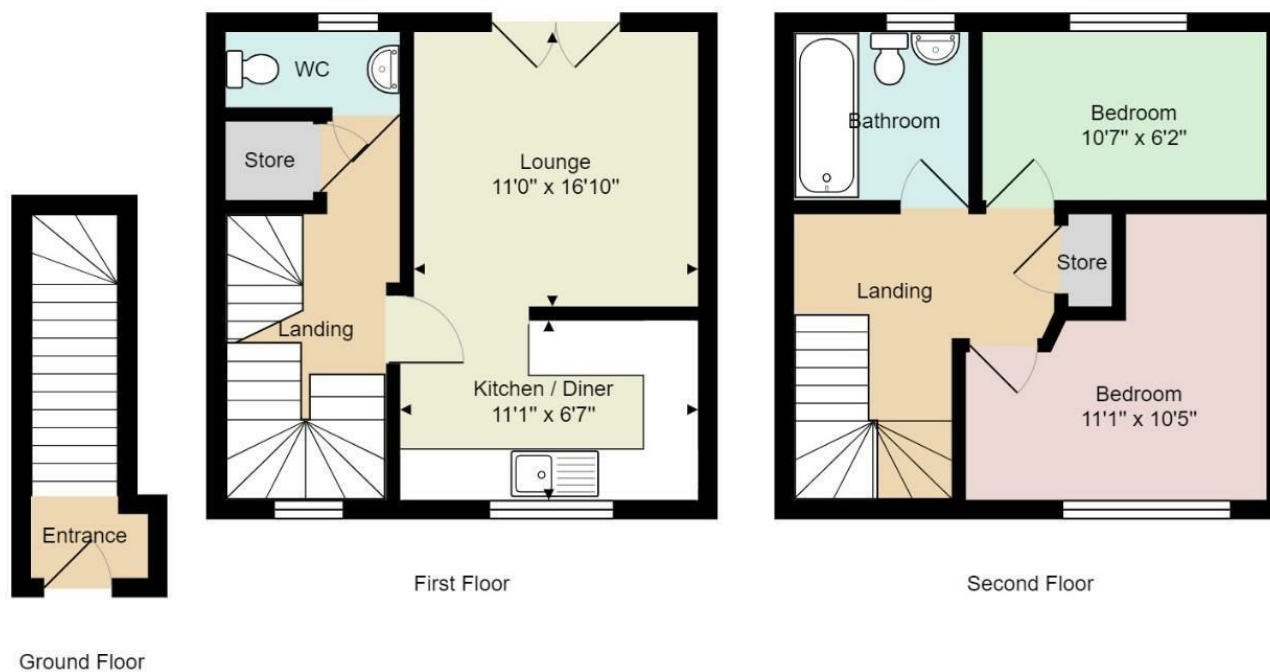
Enter via a private front door into the entrance hallway. There is space to hang coats and fitted shelving, plus stairs leading to the first floor. The first floor landing provides access to the cloakroom/WC and lounge, plus there are stairs leading to the second floor. Additionally, a convenient built in storage cupboard provides space and plumbing for a washing machine and tumble dryer. The cloakroom/WC has been refitted with a modern white suite comprising of a low level WC and pedestal wash hand basin. The lounge is bright and airy with room for a variety of living room furniture. Double glazed doors to a Juliet balcony provide pleasant views, and wood effect vinyl flooring continues seamlessly into the kitchen/diner. The kitchen has been refitted with a modern range of wall and base level units, and features a range of integrated appliances to suit all needs, including a dishwasher, fridge, freezer microwave, oven and hob, with complimentary tiled splashbacks to the roll edged work surfaces. There is also room for a dining table. The roomy second floor landing is home to a built in airing cupboard, and there are doors to the two bedrooms and family bathroom. The two generous bedrooms each provide space for a range of furniture. The family bathroom has been refitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, with complimentary tiling to water sensitive areas.

Parking:

This property comes with allocated parking for one car.

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: 647 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk