



Falcon Mews

, Leighton Buzzard, LU7 4QX

Offers In Excess Of £180,000

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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 located on this popular modern development which is walking distance to the Town Centre. The property is presented to the market in excellent order with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, one double bedroom, one single bedroom/home office and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended. *** Archived photos used

Location:

Falcon Mews is an attractive modern development within an easy walk of the historic Market Town centre and a host of local amenities. 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.

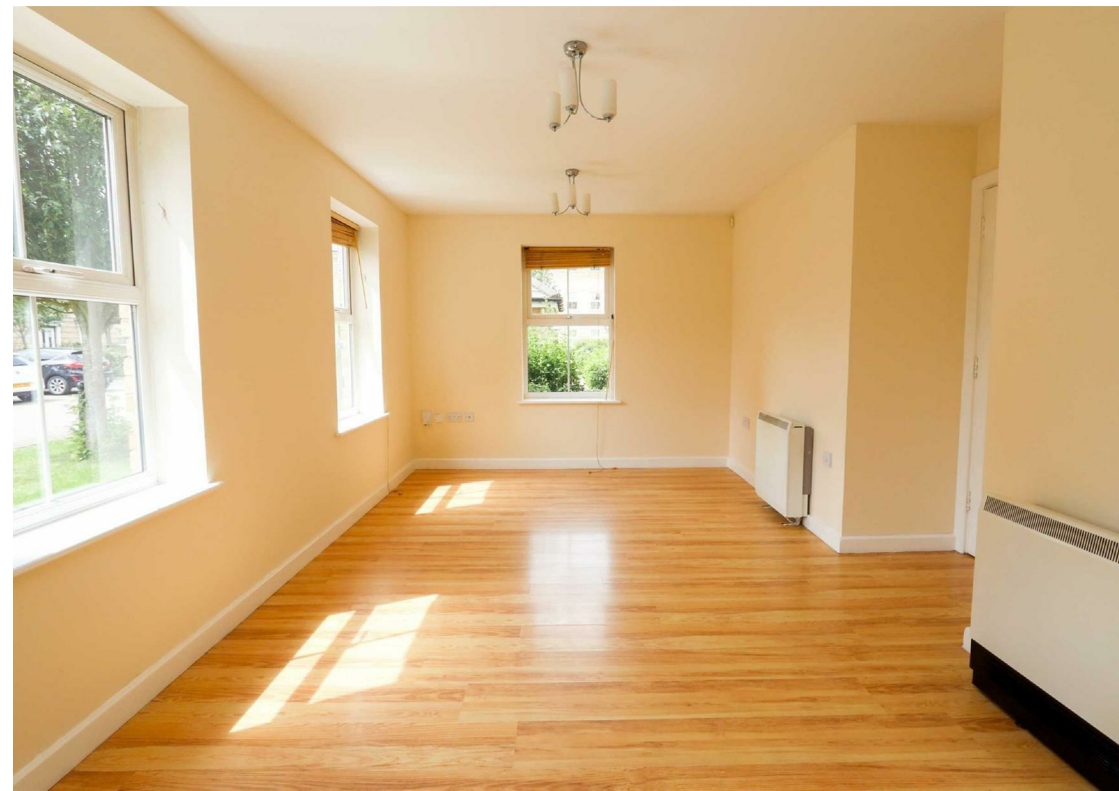
Entrance Hallway:

Enter via double glazed door. Wall mounted heater. Wood effect flooring. Storage cupboard. Airing cupboard. Area for coats and shoes. Doors to both bedrooms, lounge/diner and bathroom.

Lounge/Diner:

14'11" x 9'9" (4.55 x 2.97)

Three double glazed windows to dual aspects. Two wall mounted heaters. Television point. Telephone point. Wood effect flooring. Opening to:



**Kitchen:**

9'9" x 6'5" (2.97 x 1.96)

Double glazed windows to dual aspects. Fitted kitchen comprising stainless steel sink with cupboard under. Further range of wall and base level units with roll edge works surface over. Integrated electric hob and oven with filter hood over. Space for washing machine, slimline dishwasher under counter fridge and under counter freezer. Tiling to water sensitive areas. Recessed lighting.

Bedroom One:

12'4" (max) x 11'2" (3.76 (max) x 3.40)

Double glazed window to front aspect. Wall mounted heater. Wood effect flooring. Television point.

Bedroom Two/Study:

6'7" x 6'5" (2.01 x 1.96)

Double glazed window to rear aspect. Wall mounted heater. Wood effect flooring.

Bathroom:

Heated towel rail. White three piece suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Extractor fan. Recessed lighting. Small wall mounted heater.

Outside:

Mature shrubs with paved path leading to front door (private entrance).

Parking:

There is one allocated parking spot for the property. There are provisions for visitors parking also.

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



Ground Floor

Total Area: 568 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.

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