



## Marley Fields

, Leighton Buzzard, LU7 4WN

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 top floor two bedroom apartment situated in this sought after road and with the benefit of an extended lease. The property is presented to the market in excellent order, having been redecorated recently, with accommodation comprising; Communal entrance with entry phone system, hallway, 19ft lounge/dining room, refitted kitchen, two bedrooms and a refitted bathroom. Additional benefits include communal gardens and allocated parking. Viewing is highly recommended.

### Location:

Marley Fields remains an exceptionally popular location for first time buyers and families looking for popular schooling, good transport links, local parks and shops, whilst remaining close to the historic market town centre. The no through road further benefits from lying adjacent to playing fields, and boasts a variety of attractive properties with ample parking. 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. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





### Layout:

The entrance hallway features wood effect flooring which continues into the lounge/dining room, and there are also doors to the bedrooms and bathroom, plus an airing cupboard. The lounge/dining room provides a generous bright and airy living space with a boxed bay window introducing plenty of light. There is ample space for a range of living room furniture as well as a dining table. A door leads to the separate kitchen, which has been refitted with a modern range of wall and base level units. Integrated appliances include an oven and a hob with hood over, plus there are spaces for additional appliances. There are two bedrooms, the larger of which includes built in wardrobes to one corner. Each of the bedrooms enjoy a pleasant outlook. The bathroom has been refitted with a modern white suite comprising of a low level WC, pedestal wash hand basin and p-shaped bath with shower over, and the room is finished with complimentary tiling to water sensitive areas.

### Outside:

There is a communal garden to the rear. The property also 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 fittings 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



Top Floor

Total Area: 560 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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