



Hockliffe Street

, Leighton Buzzard, LU7 1EZ

Offers In Excess Of £210,000

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QUARTERS
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 1EZ

Quarters are delighted to offer for sale with no upper chain this two bedroom apartment situated in the heart of Leighton Buzzard, within walking distance of the high street and mainline train station. The property comes with a share of the freehold, and provides spacious accommodation comprising: Entrance hall, lounge/dining room, kitchen, two bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing and allocated parking within a gated private car park. Viewing is highly recommended.

Location:

Hockliffe Street 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. Within a short walk, the town centre provides a range of shops, restaurants and bars, as well as the regular market. 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.





Layout:

A communal stairwell leads to the first floor, with a private front door then opening into the hallway. The hallway provides access to the lounge/diner, kitchen, bedrooms and bathroom, plus there is a built-in airing cupboard. The lounge/diner is L-shaped with plenty of all space for a variety of living room and dining furniture. The kitchen is fitted with a range of wall and base level units with roll edged work surface over and spacious integrated appliances including a dishwasher, washing machine, fridge freezer, oven and hob with hood over. There are two generous bedrooms. The double bedroom includes built-in wardrobes and an ensuite which is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. The single bedroom is well proportioned, with space for wardrobes/drawers to one wall. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath, with complimentary tiling to water sensitive areas.

Parking:

The property comes with an allocated parking space within a secure private gated car park.

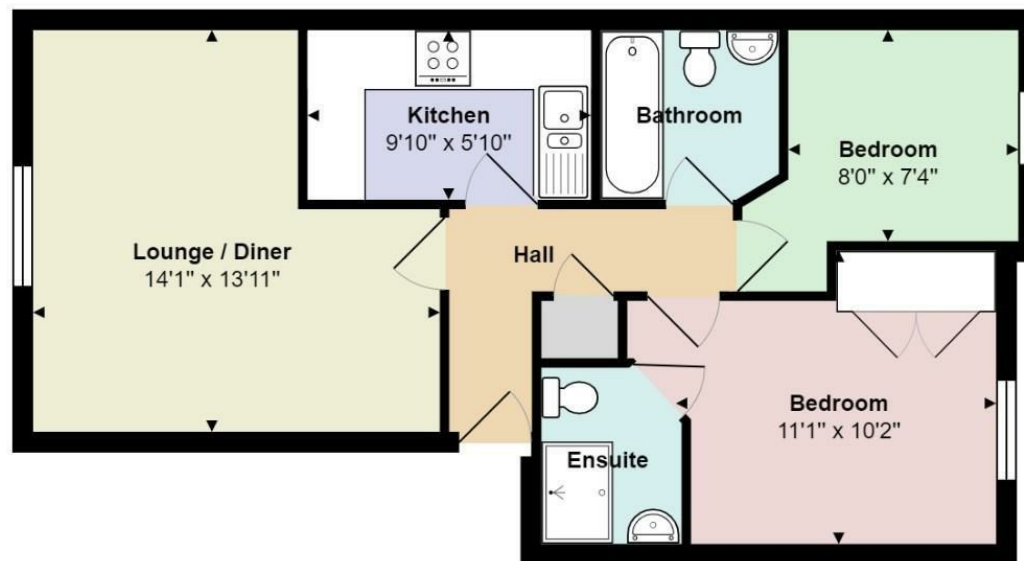
Agency Note:

The Vendor is currently double checking the information on the charges but we have been advised on the following:

Share Of Freehold
101 years left on the lease
£1143.12 Per Annum

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



First Floor

Total Area: 531 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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