



Brooklands House, Leighton Road  
, Leighton Buzzard, LU7 1LD

Offers In Excess Of £210,000

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QUARTERS  
YOUR NEXT MOVE

## Brooklands House, Leighton Road , Leighton Buzzard, LU7 1LD

Quarters are delighted to offer for sale with no upper chain this two double bedroom ground floor apartment located walking distance to both the town centre and mainline train station. The property is presented to the market in good order with accommodation comprising; open plan lounge/kitchen/diner, inner hallway, two double bedrooms and bathroom. Additional benefits include double glazing, gas heating and allocated parking. Viewing is highly recommended.

### Location:

Brooklands House is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing 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. Additionally, the mainline train station is a short walk away and 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 the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





### Layout:

Enter via the front door into the spacious open plan lounge/kitchen/diner. A further door leads to the hallway. The space is light and airy thanks to the bay window which over looks the rear of the property. The kitchen has a range of wall and base line units with ample work surface space. There is integrated appliances and space for a washing machine. A roomy storage cupboard completes the room and is well designed for shoes and coats, the boiler is also tucked away. The hallway provides access to both bedrooms and the family bathroom. Both double bedroom can accommodate a range of furniture to suit all needs, they are both bright and airy. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

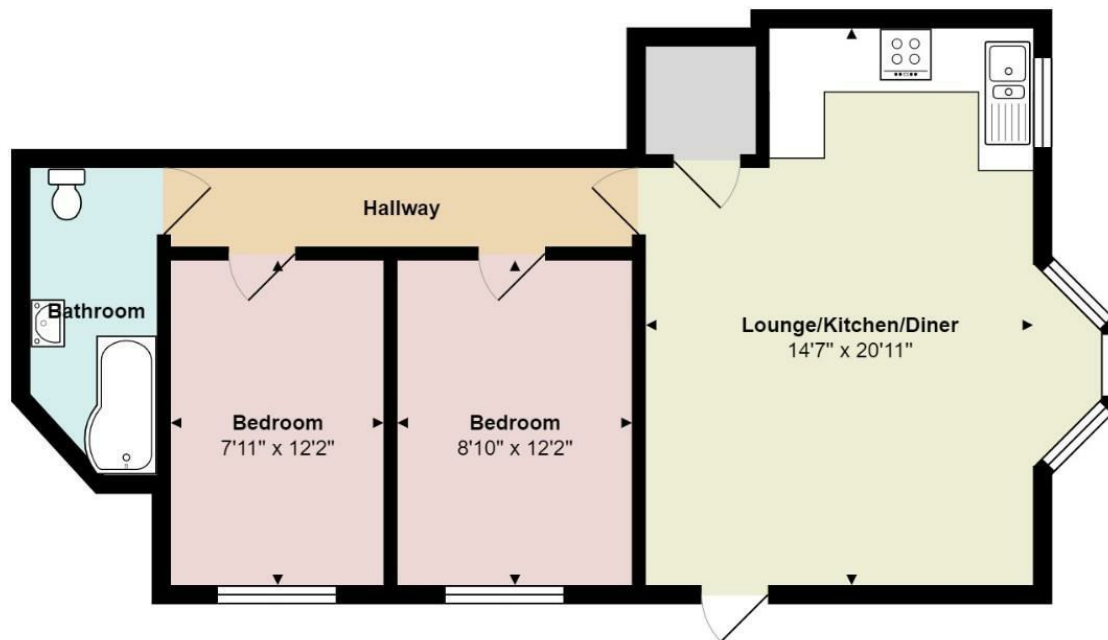
### Outside:

You access the property to the side from the front or rear via its own front door. There is gated parking to the rear and there is one parking space allocated for the property.



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: 651 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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