



Cormorant Way
Leighton Buzzard, LU7
Price **£199,995**



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Cormorant Way, Leighton Buzzard, LU7 4UY

Offered for sale, with complete upper chain and extended 173 year lease for the buyer, is this two double bedroom apartment located on this popular modern development and walking distance to both Astral Park and Astral Lake. The property is presented to the market in good order with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include double glazing, gas heating and allocated parking. Viewing is highly recommended.

Location:

Cormorant Way lies a short walk from the picturesque Astral Lake in the popular residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of sought after schooling, local shops and 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.

Layout:

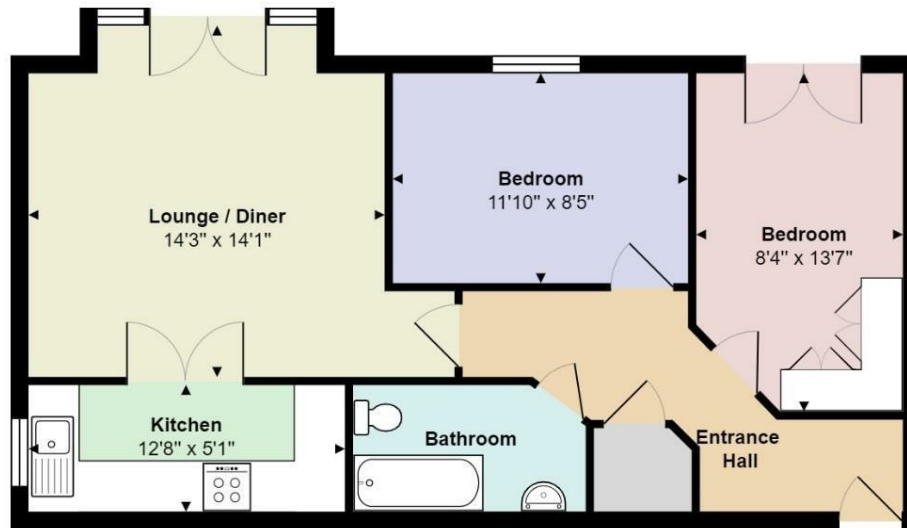
Enter the property via the front door into the spacious hallway which has doors to the lounge/diner, bedrooms and bathroom. There is also an airing cupboard. The property is decorated in neutral colours throughout, and is very well presented in all rooms. The lounge/diner features a Juliet balcony and window ensuring a bright living room, There is ample space for living room furniture plus a dining table, and an opening to the kitchen. The kitchen is fitted with a range of wall and base level units plus there are spaces for a variety of appliances. The master bedroom is a good sized double bedroom with fitted wardrobes to one corner as well as a Juliet balcony which introduces plenty of light. The second bedroom provides ample spaces for a range of bedroom

furniture. The bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Parking:

This property includes allocated parking for one car.

Floor Plan

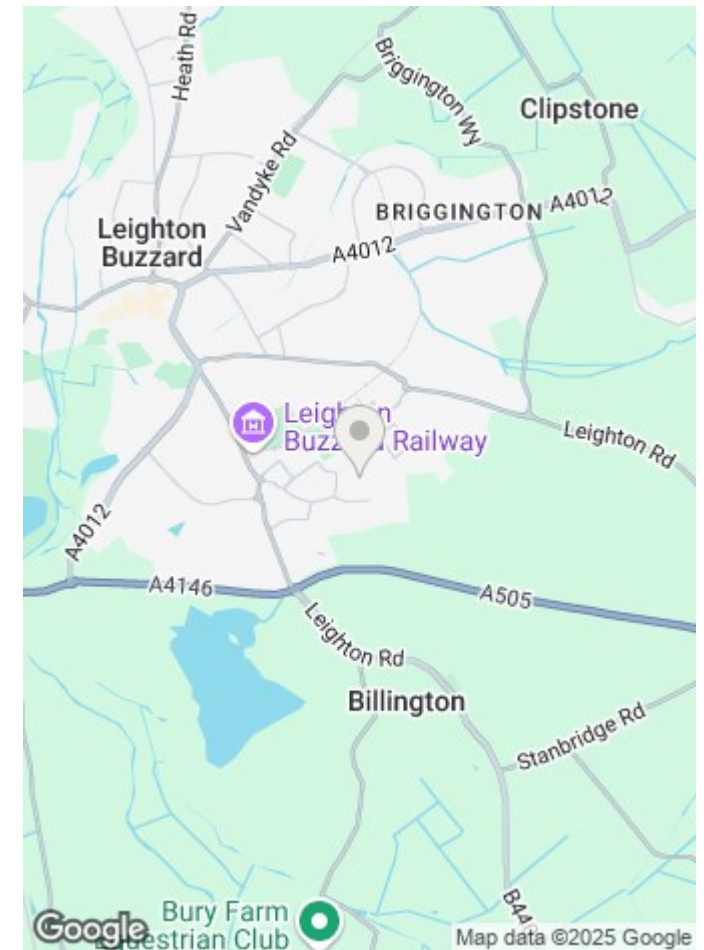


First Floor

Total Area: 633 ft²

All measurements are approximate and for display purposes only

Map



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