



Woburn Court

18 Victoria Road, Leighton Buzzard, LU7 2NP

Price **£220,000**



QUARTERS

YOUR NEXT MOVE

Woburn Court

18 Victoria Road, Leighton Buzzard,
LU7 2NP

Offered for sale is this spacious two double bedroom first floor apartment, set in this charming historic building with a wealth of period features, and just a few minutes' walk from the Mainline Train Station and Linslade Recreation Ground. The property provides spacious accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two bedrooms and bathroom. Additional benefits include gas heating, double glazing, garage and low service charges. Viewing is highly recommended.

Location:

Victoria Road is situated on a sought after residential road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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. 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:

The communal area is accessed via a door with intercom. The property is situated on the first floor, and the front door opens into a generous hallway which connects the living area to the bedrooms and bathroom. The hallway features a built in storage cupboard, and there is space to door outdoor clothing, or site a small desk if required. The lounge/dining room is bright and airy, with plenty of space for a variety of living room furniture plus a dining table. An opening leads to the kitchen, with is fitted with a range of wall and base level units, plus there are spaces for a variety of appliances. Each of the bedrooms is bright and comfortably accommodate a variety of bedroom furniture. The master bedroom features dual aspect windows, giving a spacious feeling. The family bathroom has been fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Garage & Parking:

Access to the garage is via an up and over door. There are also visitors parking provisions.

Agent's Note:

The vendor advises there is approximately 104 years remaining on the lease, the service charge is £76.76 pcm, with the payment also inclusive of the ground rent.

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



First Floor

Total Area: 618 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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