



Clarence Road

Leighton Buzzard, LU7

Offers In Excess Of **£155,000**



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# Clarence Road, Leighton Buzzard, LU7 3EU

Available with no upper chain is this two bedroom ground floor apartment, ideally situated within a short walk of local shops, amenities and sought after schooling, The property is presented to the market in need of some modernisation, with accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two bedrooms, store room and a family bathroom. Additional benefits include double glazing and gas heating. Viewing is highly recommended.

## Location:

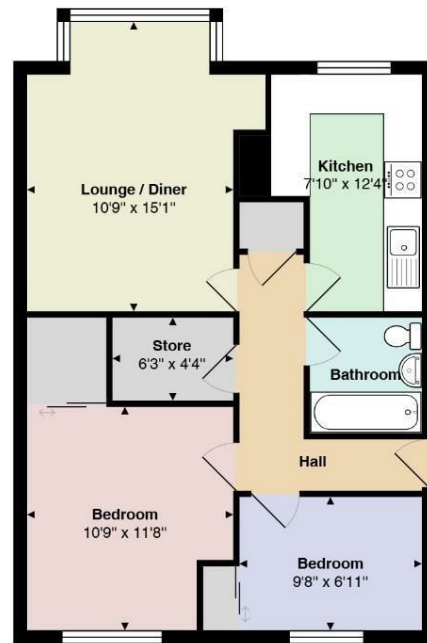
Clarence Road is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. This property is ideally placed for local conveniences stores, restaurants and takeaways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. 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:

The communal area is accessed via a secure front door with intercom. A composite front door then leads into the entrance hall, which runs through the centre of the property and provides access to all rooms plus there is a built-in storage cupboard. . At the front of the property is a bright and airy boxed bay fronted lounge/dining room which provides plenty of space for a variety of living room furniture plus a dining table. Adjacent to this a kitchen which is fitted with a range of wall and base level units with roll edged work surface over and spaces for various appliances. The two bedrooms are situated to the rear and overlooking the communal gardens. There is a generous double bedroom which boasts a spacious built-in wardrobe, and a further single bedroom also features a built-in

wardrobe. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. The property also includes a store room off the hallway, which could potentially used as a work from home space, if required.

## Floor Plan

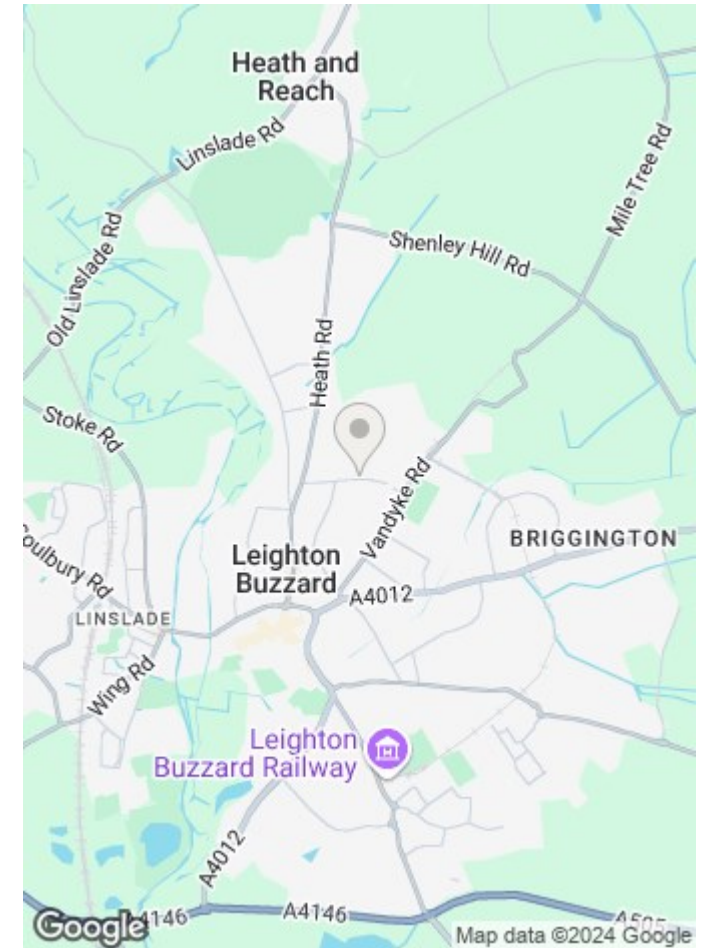


Ground Floor

Total Area: 614 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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