



Grasmere Way  
, Leighton Buzzard, LU7 2QL

Price **£185,000**



**QUARTERS**  
YOUR NEXT MOVE

## Grasmere Way

, Leighton Buzzard, LU7 2QL

Quarters are delighted to offer for sale with no upper chain this two double bedroom first floor apartment, ideally situated in the ever popular location of Linslade and within walking distance of local shops, amenities and the Mainline Train Station. The property is in need of modernisation and offers spacious accommodation comprising: Entrance hallway, lounge, kitchen/diner, two double bedrooms and a bathroom. Additional benefits include an extended 135 year lease, double glazing and allocated carport parking. Viewing is highly recommended.

### Location:

Grasmere Way remains a popular residential area in desirable Linslade, and boasts a range of family homes as well as some apartment blocks. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.





### Layout:

The communal stairwell is shared between just five properties and leads to the second floor. The front door leads to an entrance hallway, which in turn leads to the inner hall which houses a built in storage cupboard, with doors to the lounge/dining room, bathroom and both bedrooms. The lounge/dining room is an exceptional size providing ample space to place furniture in a range of configurations. There is a door to the generous kitchen, which includes plenty of work surface, a breakfast bar, storage space, and has spaces for various appliances. The two double bedrooms are bright and well proportioned, with ample space for wardrobes and bedroom furniture, and the bathroom is fitted with a three piece suite and is finished with complimentary tiling. The bathroom also houses the airing cupboard.

### Parking:

The property comes with an allocated car port parking space situated on the ground floor of the building.

### Agency Note:

The vendor advises the following:

135 years on the lease

Service Charge- £575PA

Ground Rent- £110 if paid before 31

December 2024, otherwise £200PA.

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: 688 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)