



Billington Road  
Leighton Buzzard, LU7  
Price **£189,995**



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# Billington Road, Leighton Buzzard, LU7 4TG

We are delighted to offer for sale with no upper chain this two bedroom second floor flat, located on the edge of Pages Park and within walking distance of Leighton Buzzard town centre. The property is presented to the market in good order, with accommodation comprising: Entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom. Additional benefits include double glazing, gas heating and allocated parking. Viewing is highly recommended.

## **Location:**

Billington Road is situated within walking distance of the historic market town centre, which provides a range of shops, restaurants and bars, as well as the regular market. The property is also 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.

This property comes with allocated parking for one car.

## **Layout:**

Communal entrance by a secure front door with intercom access and stairs lead to second floor. A private front door opens into the hallway which features a built in storage cupboard, and there are doors to the lounge/diner, bedrooms and bathroom. The lounge/diner is a bright and airy room with ample space for a variety of furniture. A southerly facing Juliet balcony provides a nice spot to enjoy sunshine and there are views over the surrounding countryside. The lounge/diner is open to the kitchen which is fitted with a range of wall and base level units with roll edged work surface over. Integrated appliances included a dishwasher, fridge/freezer, oven and 4 ring gas hob with hood over. There is also a space and plumbing for a washing machine. The largest of the two bedrooms is a generous double room with plenty of space for a king size bed and additional bedroom furniture. Bedroom 2 is a single room which could also be used as a home office/study if required. The bathroom is fitted with a 3 piece suite comprising of a low level WC, panel bath and pedestal sink.

## **Parking:**

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

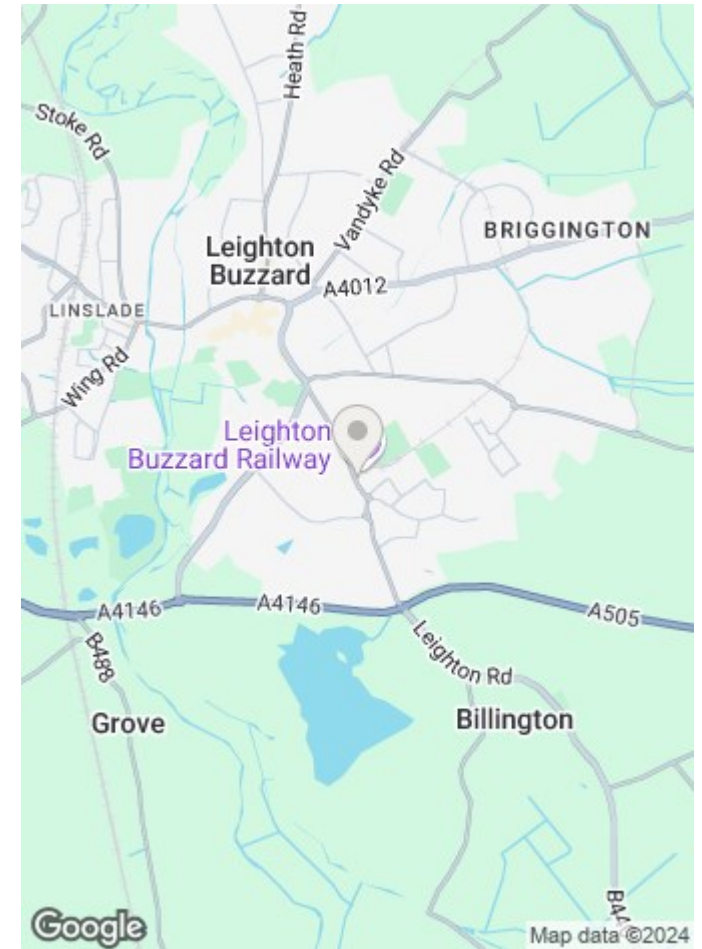


2nd Floor

Total Area: 654 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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