



Fieldfare

Leighton Buzzard, LU7

Price £220,000



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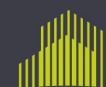
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QUARTERS

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# Fieldfare, Leighton Buzzard, LU7 4DG

Offered for sale with no upper chain is this spacious larger design two bedroom first floor apartment located on this popular modern development, which is situated within walking distance to Astral Lake and Astral Park. The property is presented to the market in excellent order with generous accommodation comprising; Entrance hallway, large corner lounge/dining room, kitchen, two bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, garage and parking. Viewing is highly recommended.

## Location:

The ever popular location of Fieldfare is situated in the thoughtfully planned residential development of Sandhills, enjoying a close proximity to multiple green spaces and play areas, including Astral Park and Astral Lake, and 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.

## Layout:

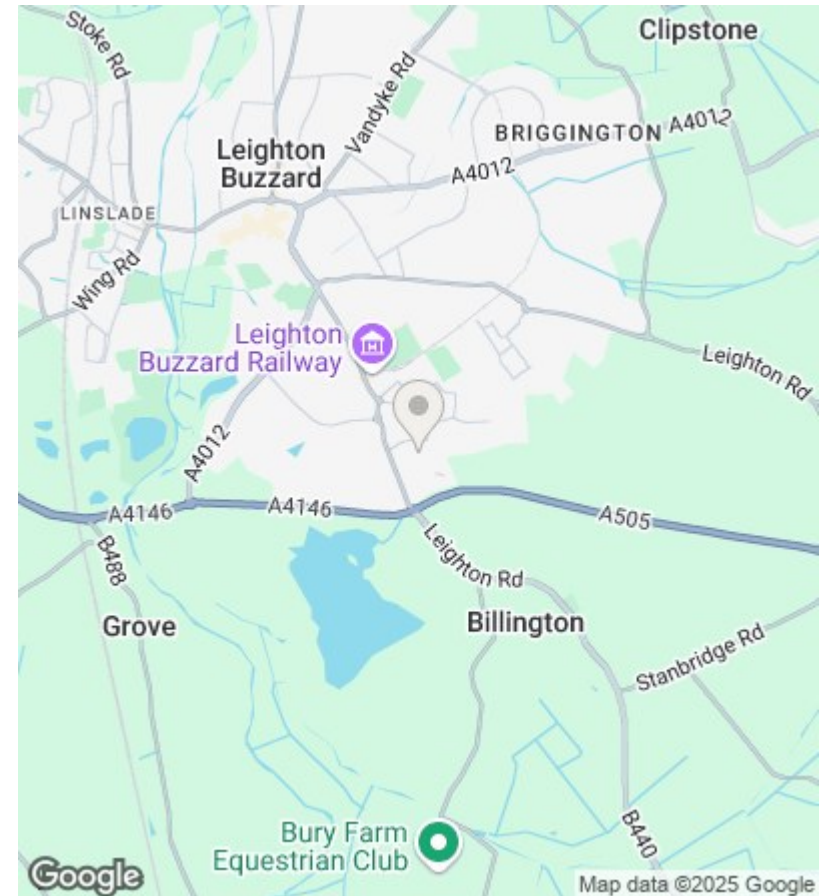
The communal entrance is accessed via secure doors with access for guests via intercom. The property is situated on the first floor. Enter via secure front door into the spacious hallway

which has a built in storage cupboard. The hallway leads through to the lounge/dining room, two bedrooms and family bathroom. The well proportioned lounge/diner area is an exceptional size, benefitting from the corner plot, and enjoys an abundance of light flowing through the multi-aspect windows. There is ample of space for a range of furniture to be accommodated in numerous configurations. The kitchen is in excellent order and provides ample workspace, plenty of storage and space for a fridge freezer plus additional integrated appliances.

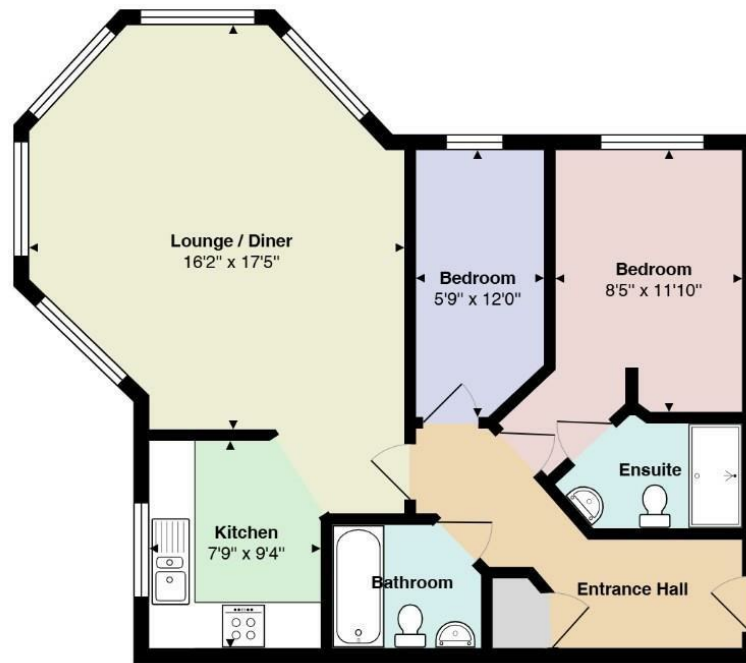
The bright and airy master bedroom benefits from a three-piece ensuite shower room. The second bedroom also comfortably accommodates a double bed whilst there is further space for bedroom furniture. The family bathroom is in a good size with suite comprising of a low level WC, wash hand basin and panel bath with shower over.

## Parking:

This property benefits from two allocated parking spaces.



## Floor Plan



Top Floor

Total Area: 712 ft²

All measurements are approximate and for display purposes only



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