



Goodman Drive  
Leighton Buzzard, LU7 4UJ

Price £189,995



2



2



1



C



QUARTERS  
YOUR NEXT MOVE



## Goodman Drive

Leighton Buzzard, LU7 4UJ

Quarters are delighted to offer for sale with no upper chain this bright and spacious two bedroom top floor apartment located on this popular modern development and within walking distance of both Pages Park and Astral Park. The property is presented to the market in immaculate with accommodation comprising: Communal entrance with entry phone system, entrance hallway, lounge/dining room, kitchen, two double bedrooms (en-suite to master) and a bathroom. Additional benefits include regular bus services to the mainline Train Station, double glazing and allocated parking. Viewing is highly recommended.

### Location:

The ever popular location of Goodman Drive is located 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 hallway features a built in storage cupboard plus an airing cupboard, and doors lead to the lounge, diner, bedrooms and bathroom. The bright and airy lounge/diner is situated at the end of the hallway and provides plenty of space for a range of living room furniture plus a dining table. There is an opening to the separate kitchen which is fitted with a range of wall and base level units, and there are spaces for appliances. The unusual shape of this property has resulted in generous room sizes, with both bedrooms enjoying plenty of space, and the master bedroom has the convenience of an ensuite shower room. The larger than usual bathroom has been refitted with a modern three piece bath suite.

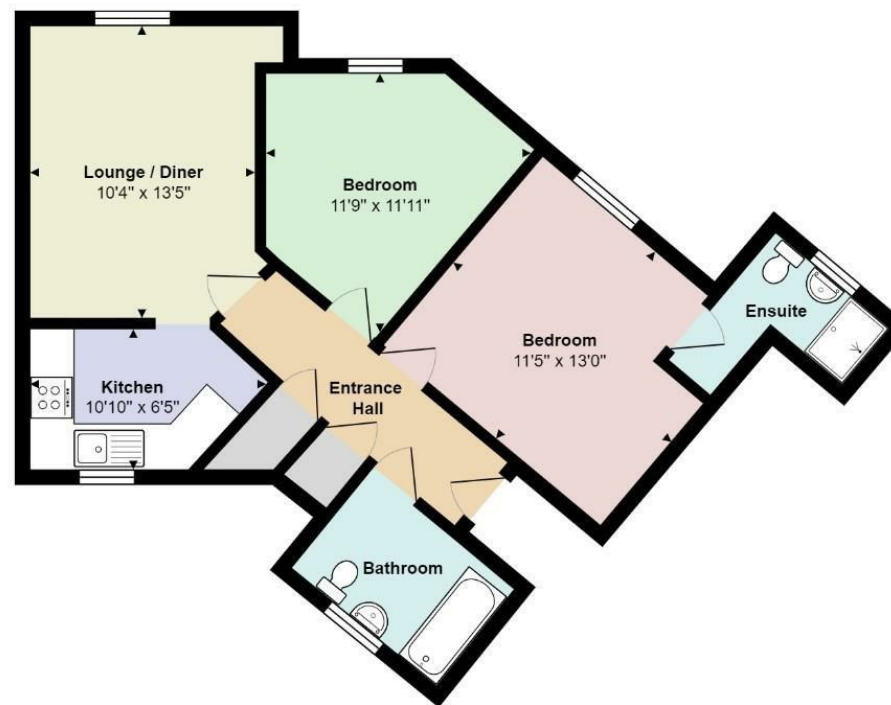
### Parking:

There is allocated parking for one car.



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



**Ground Floor**

Total Area: 626 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)