



Clay Furlong
Leighton Buzzard, LU7
Price £195,000



2



1



1



QUARTERS
YOUR NEXT MOVE

Clay Furlong, Leighton Buzzard, LU7 4TR

We are delighted to offer for sale this well presented two bedroom top floor apartment situated in this popular residential development in Leighton Buzzard. The property is presented to the market in excellent order and provides spacious accommodation comprising entrance hallway with built-in storage cupboard, open plan lounge/diner and kitchen, double bedroom with built-in wardrobes, generous single bedroom, and bathroom with three piece suite. The property benefits from gas central heating and a garage, and would make an ideal first time purchase or investment opportunity.

Location:

The highly desirable location of Clay Furlong lies a short walk from the picturesque Astral Lake in the thoughtfully planned residential development of Sandhills. This location enjoys a close proximity to multiple green spaces and play areas, including Astral Park and Pages Park, and is within walking distance of the town centre, 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Layout:

The accommodation is accessed via an entrance hallway which provides doors to all principal rooms and includes a useful built-in storage cupboard. The impressive open plan lounge/diner and kitchen creates a bright and spacious living area perfect for modern living and entertaining. The well appointed kitchen features spaces for fridge/freezer and washing machine, together with integrated oven and four ring gas hob with extractor hood over. The double bedroom is well proportioned and benefits from built-in wardrobes providing excellent storage solutions. The generous single bedroom offers flexibility as either a bedroom, home office or study.

The bathroom is fitted with a modern three piece suite and includes a useful airing cupboard.

Garage:

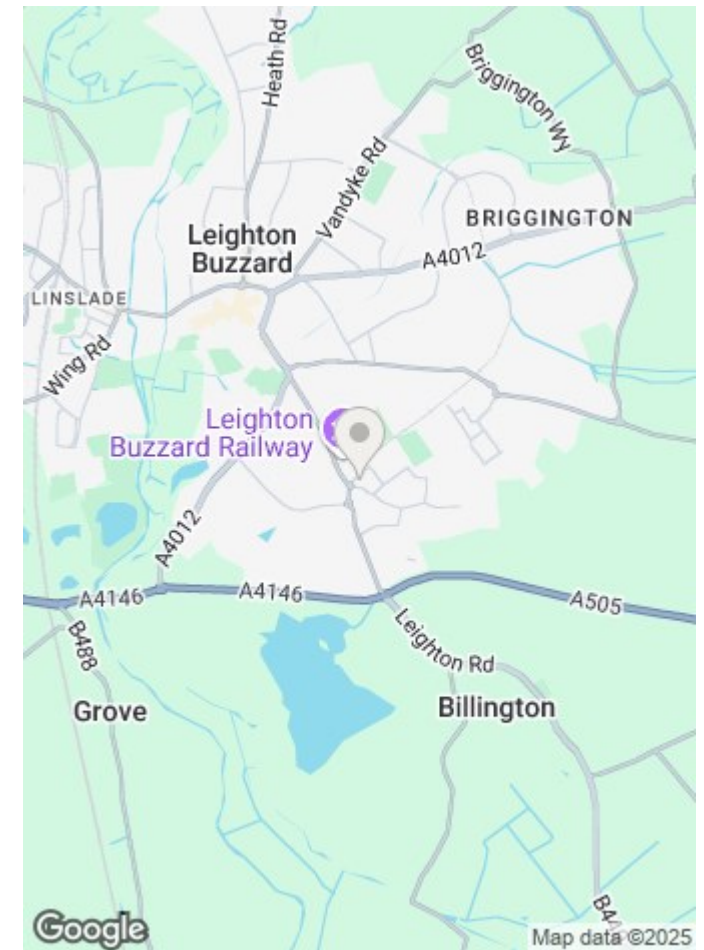
This property also comes with a garage which is accessed via an up and over door, offering secure parking or storage, depending on requirements.

Floor Plan



Total Area: 580 ft² (excluding garage)

Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quarterslb.co.uk

www.quartersestateagents.co.uk

