



Millstream Way
Leighton Buzzard, LU7

£159,995



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Millstream Way, Leighton Buzzard, LU7 3WL

We are delighted to offer for sale this rare to the market, two bedroom, top floor retirement apartment located close to the Town Centre. The property is presented to the market in good order with accommodation comprising; entrance hallway, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include, House Manager, communal lounge, communal laundry room and guest suite facilities. Viewing is highly recommended.

Location:

Laburnum Court is situated in a quiet residential location of Millstream Way, within a quiet cul-de-sac location, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The property is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. 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 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:

Enter via the front door to a spacious hallway with doors to the bathroom, two bedrooms, lounge/diner and an airing cupboard. The property benefits from an emergency intercom and secure door entry system. The spacious lounge/diner easily accommodates both living room furniture and a dining table, and provides access to the kitchen. Situated just off the lounge, is a well proportioned kitchen which features an electric hob with a separate oven, as well as space for appliances. The larger of the two bedrooms comes complete with built in wardrobes and provides ample room for additional bedroom furniture. the second bedroom would make an excellent guest bedroom and or study and features built in wardrobes. The bathroom benefits from a low-level

WC, pedestal wash hand basin and paneled bath with shower over. A large cupboard in the hallway provides generous storage and also serves as the airing cupboard.

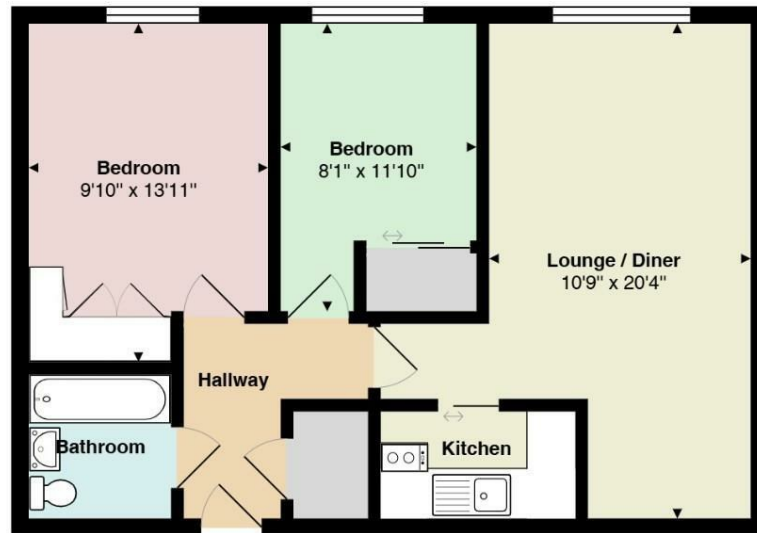
Outside:

Laburnum Court benefits from communal gardens and parking.

Communal Facilities:

There are a range of communal facilities at Laburnum Court including a social lounge, hairdressers, laundry room and a guest suite. There are also regular social events for residents.

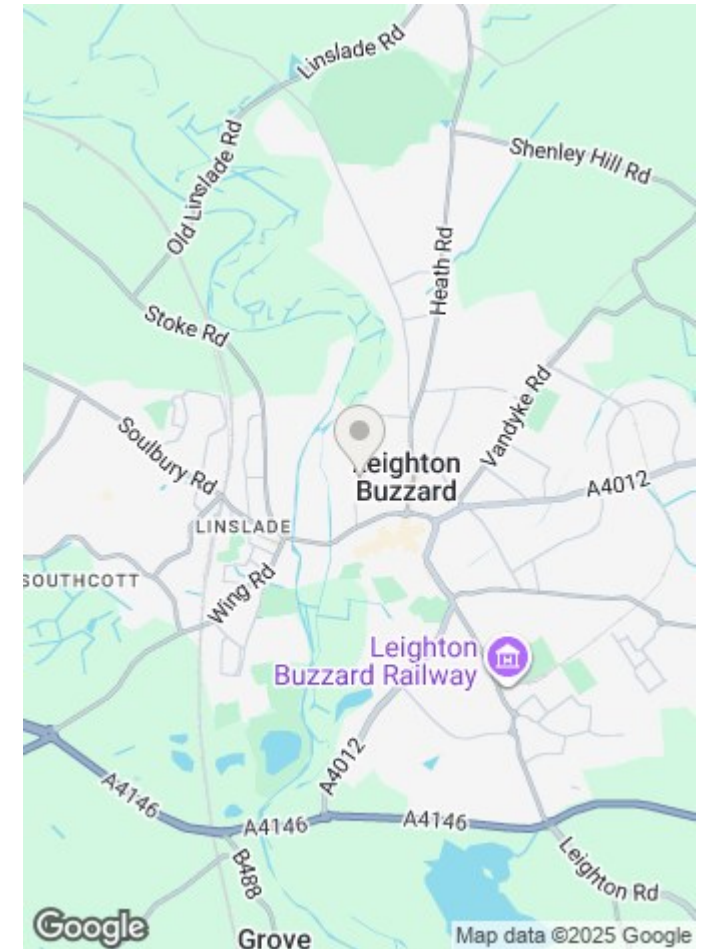
Floor Plan



Total Area: 605 ft²

All measurements are approximate and for display purposes only

Map



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

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

www.quartersestateagents.co.uk

