



Lake Street

Leighton Buzzard, LU7

Offers In Excess Of £170,000



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# Lake Street, Leighton Buzzard, LU7 1RW

We are delighted to offer for sale this two bedroom first floor apartment located in the heart of Leighton Buzzard Town Centre. The property provides spacious accommodation comprising: Entrance hall, lounge/dining room, kitchen, two bedrooms and a bathroom. Additional benefits include, double glazing and gated allocated parking for one car. Viewing is highly recommended.

## **Location:**

Lake Street is located in the heart of the vibrant Leighton Buzzard Town Centre which is home to an historic market and a range of shops, cafes and amenities all within walking distance. The town benefits from excellent transport links, with the mainline train station providing access to London Euston in as little as 30 minutes, as well as easy access by road links to Aylesbury, Milton Keynes and further afield via junction 11A of the M1.

The property benefits from lift access to the first floor, and residents will appreciate the convenience of an underground car park with one allocated parking space included.

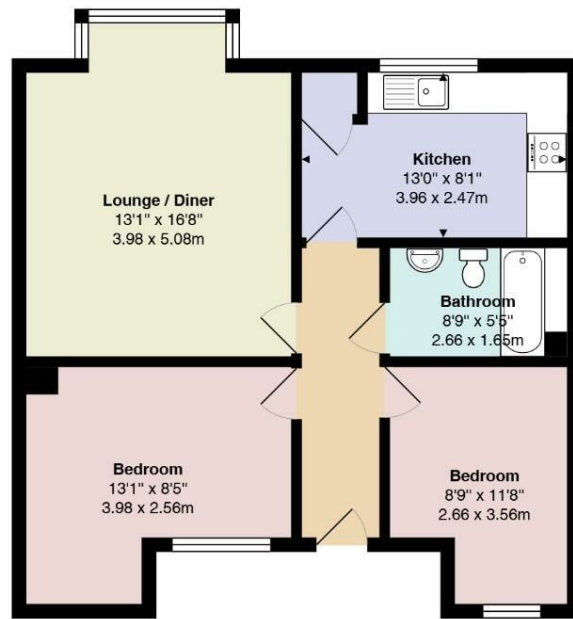
## **Layout:**

Upon entry, you are greeted by a welcoming hallway laid with laminate flooring, providing access to both bedrooms, the lounge/diner, bathroom, and kitchen. The light and bright lounge/diner is a particular highlight, featuring a large box window that floods the space with natural light. There is ample room for a range of living and dining furniture, making it ideal for both relaxing and entertaining. The kitchen is well appointed and includes an integrated fridge/freezer, cooker, and electric hob, with space available for various white goods. There is plenty of storage provision, and a useful cupboard serves as an airing cupboard. The accommodation includes two bedrooms: the larger bedroom would make a good-sized double, whilst the second bedroom would serve excellently as either a guest bedroom or home study. The bathroom comprises a low-level WC, vanity wash hand basin, and bath with shower over, offering a practical suite for everyday use. The property benefits from lift access to the first floor.

## **Outside:**



## Floor Plan

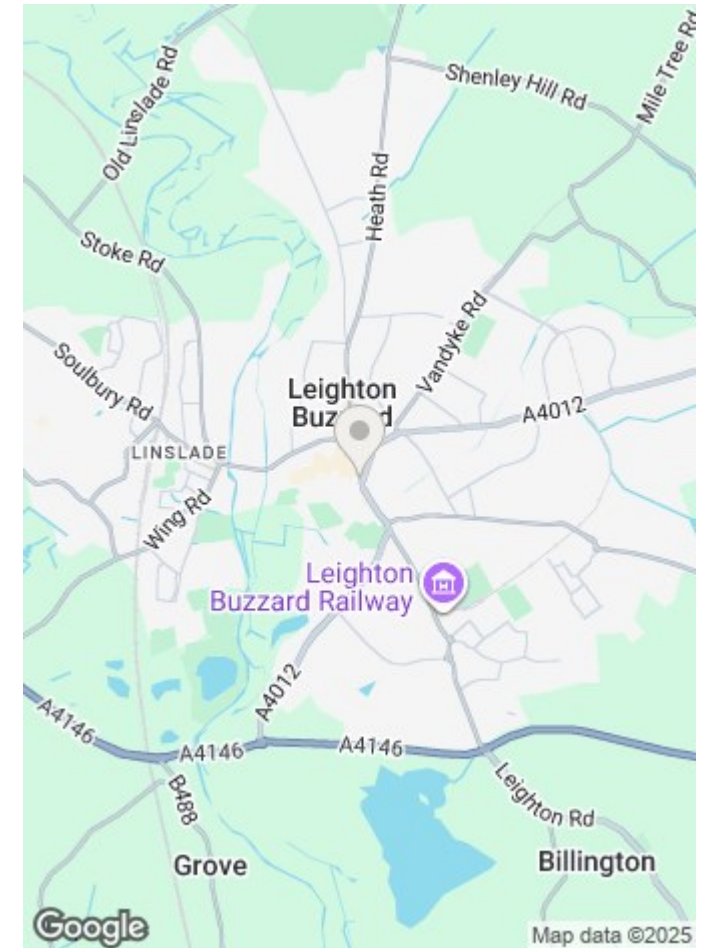


First Floor

Total Area: 664 ft² ... 61.7 m²

All measurements are approximate and for display purposes only

## Map



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