



Monarch Way  
Leighton Buzzard, LU7 1FW

Price £189,995



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## Monarch Way

Leighton Buzzard, LU7 1FW

We are delighted to offer for sale this immaculately presented two bedroom second floor apartment, located on the popular Monarch Way development in Leighton Buzzard. Having been the only owners since new, the property has been meticulously maintained and upgraded where required. Perfect for professionals, couples or investment buyers, this home offers elegant living spaces, premium finishes and a superb outlook across adjacent parkland from both the lounge and master bedroom - an outstanding feature.

### Location:

Monarch Way is home to a range of modern apartments, 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 apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally 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:

Upon entering the apartment, the welcoming entrance hall is finished with premium Karndean flooring that flows seamlessly through into the lounge/dining room, kitchen and family bathroom, offering a cohesive and luxurious feel. The hall also includes a useful built-in storage cupboard which gives space and plumbing for a washing machine. The lounge/dining room is a bright, generously proportioned space that comfortably accommodates both dining and living furniture arrangements. The window allow for natural light and enhance the inviting atmosphere - ideal for relaxing evenings or entertaining guests - and provides splendid views across the local parkland. Off the lounge sits the kitchen, fitted with a range of wall and base level units. The kitchen features integrated appliances including a dishwasher, oven and hob, together with space for a fridge-freezer. Its configuration offers a practical semi open-plan layout, maintaining a defined cooking environment whilst still feeling connected to the rest of the home. Both bedrooms are comfortable doubles. The master bedroom enjoys a superb front aspect over the adjacent parkland - offering pleasant views and a premium setting for rest and relaxation. It also features an ensuite shower room, complete with Karndean flooring and quality finishes. The second bedroom is equally well-proportioned and versatile enough to serve as a guest room, study or dressing room as required. The family bathroom is fitted with modern fittings, stylish tiling and Karndean flooring - maintaining the consistency of presentation found across the property.

### Parking:

This property comes with allocated parking for one car and provisions for visitor parking.

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



Total Area: 588 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.

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