



**West Dock, The Wharf, Leighton Buzzard, LU7 2AJ**

**welcome to**

## **West Dock, The Wharf, Leighton Buzzard**

A bright and well-presented two-bedroom flat in the "The Wharf" development. Featuring stunning park and canal views, a spacious open-plan living area, en-suite master bedroom, and private balcony. Ideally located within walking distance of local amenities, schools, and transport links.

### **Entrance Hall**

Storage cupboard and airing cupboard. Doors to the open plan living room, both bedrooms and the family bathroom.

### **Outside Parking**

Allocated parking.

### **Lounge / Diner / Kitchen**

Lounge/dining area - Electric radiator, space for a dining table and chairs, and double-glazed circular window to the rear. Double-glazed French doors leading out onto a small balcony.

Kitchen area - Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, integrated electric oven and electric hob with extractor fan over. Integrated washing machine and fridge/freezer.

### **Bedroom One**

Fitted wardrobes with hanging space and storage, electric radiator and 2 double-glazed windows to the rear. Door to the en-suite.

### **En-Suite**

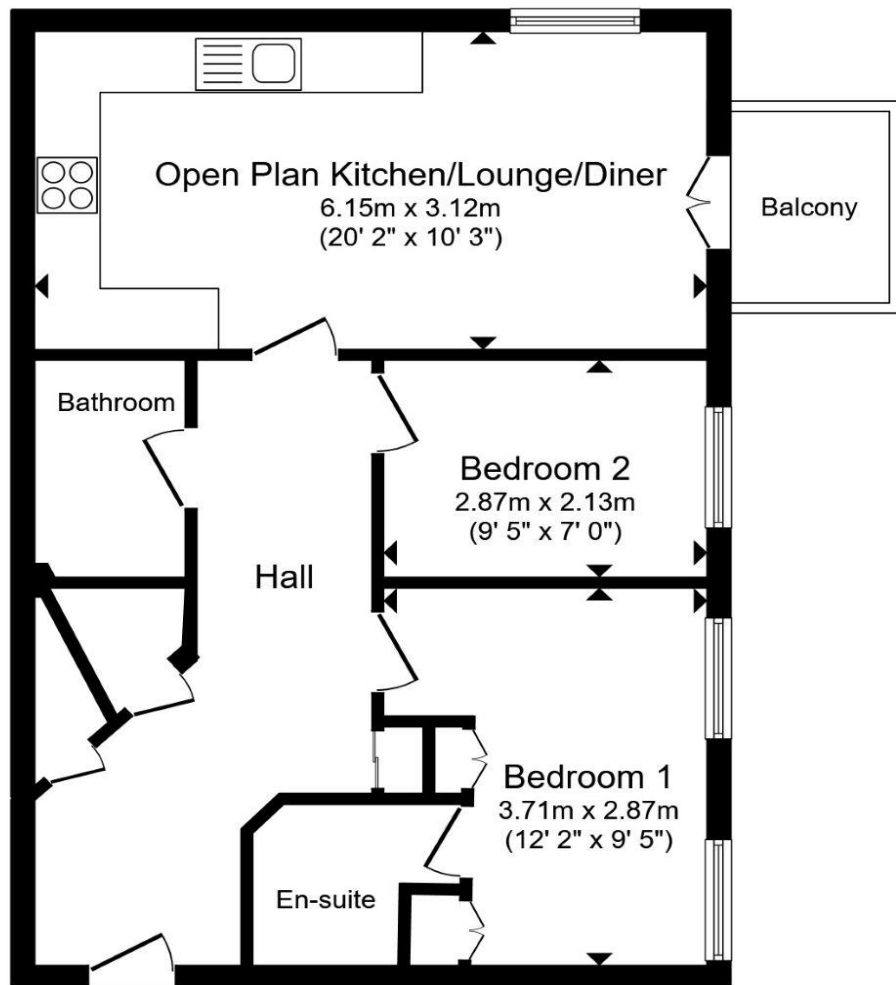
Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Electric wall mounted heater and extractor fan. Space for a tumble dryer.

### **Bedroom Two**

Electric radiator and double-glazed window to the rear.

### **Bathroom**

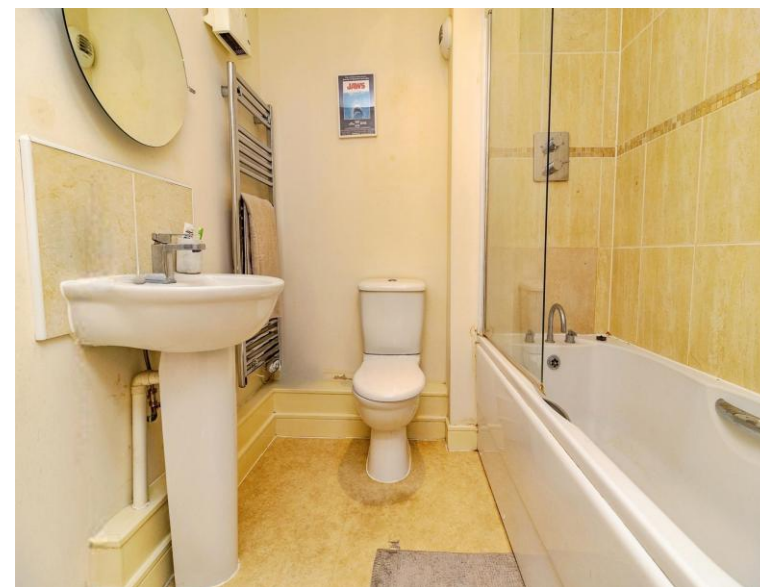
Partially tiled with a pedestal wash hand basin with mixer tap, low-level WC and a bath with a shower screen and shower over. Heated towel rail and extractor fan.



### Third Floor

Total floor area 56.2 m<sup>2</sup> (605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**West Dock, The Wharf,**  
**Leighton Buzzard**

- SOUGHT AFTER LOCATION
- BEAUTIFUL PARK AND CANAL VIEWS
- BRIGHT AND WELL PRESENTED THROUGHOUT
- OFF STREET PARKING FOR ONE CAR
- OPEN-PLAN LIVING AREA

Tenure: Leasehold EPC Rating: D  
Council Tax Band: C Service Charge: 1460.00  
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£245,000**



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Property Ref:  
LBZ109782 - 0002

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