



East Dock, The Wharf, Leighton Buzzard
LU7 2LA

Guide Price £225,000



The Wharf, Leighton Buzzard

DESCRIPTION

Nestled in the charming area of The Wharf, Leighton Buzzard, this delightful two-bedroom apartment is offered to the market with no onward chain. The property boasts a spacious open-plan kitchen, dining, and living room, creating an inviting space for both relaxation and entertaining. Large windows allow natural light to flood the area. Step outside onto your private balcony, where you can enjoy picturesque views of the canal, making it an ideal spot for morning coffee or evening relaxation.

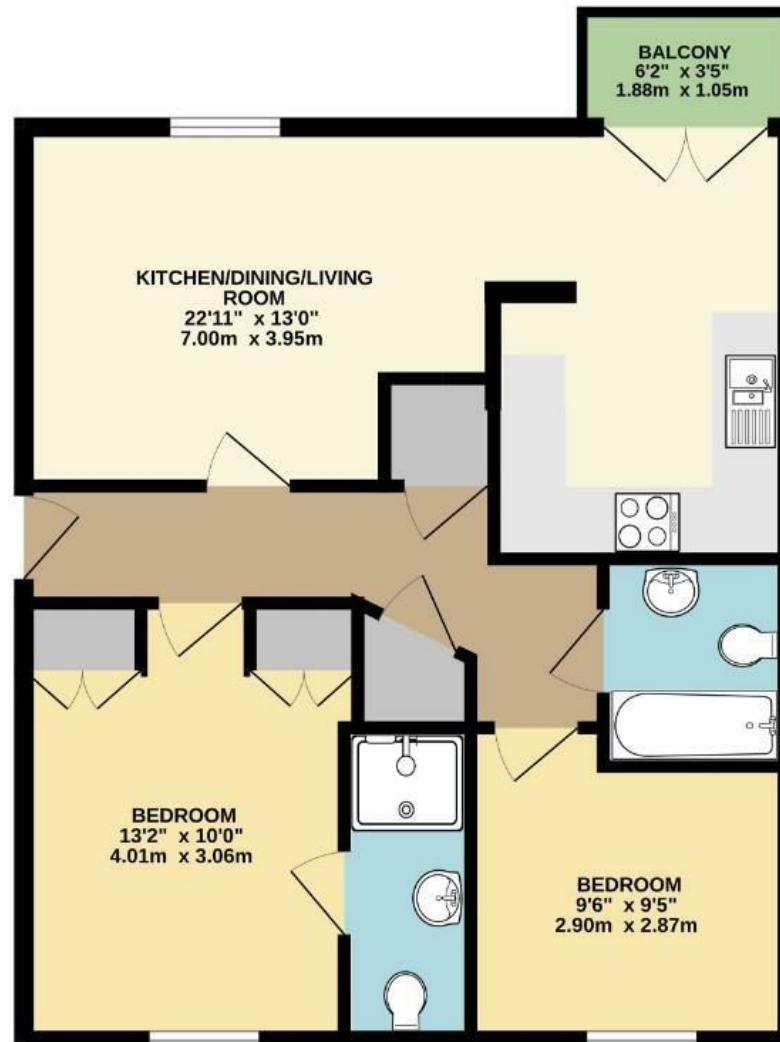
The main bedroom features an en-suite bathroom. A separate bathroom serves the second bedroom, ensuring convenience for family or guests. The property further benefits from an allocated parking space.

Situated close to the town centre and the mainline train station, this property offers excellent transport links and easy access to local amenities, making it perfect for those who appreciate both convenience and tranquillity. Whether you are a first-time buyer or looking to downsize, this apartment is a wonderful opportunity not to be missed.





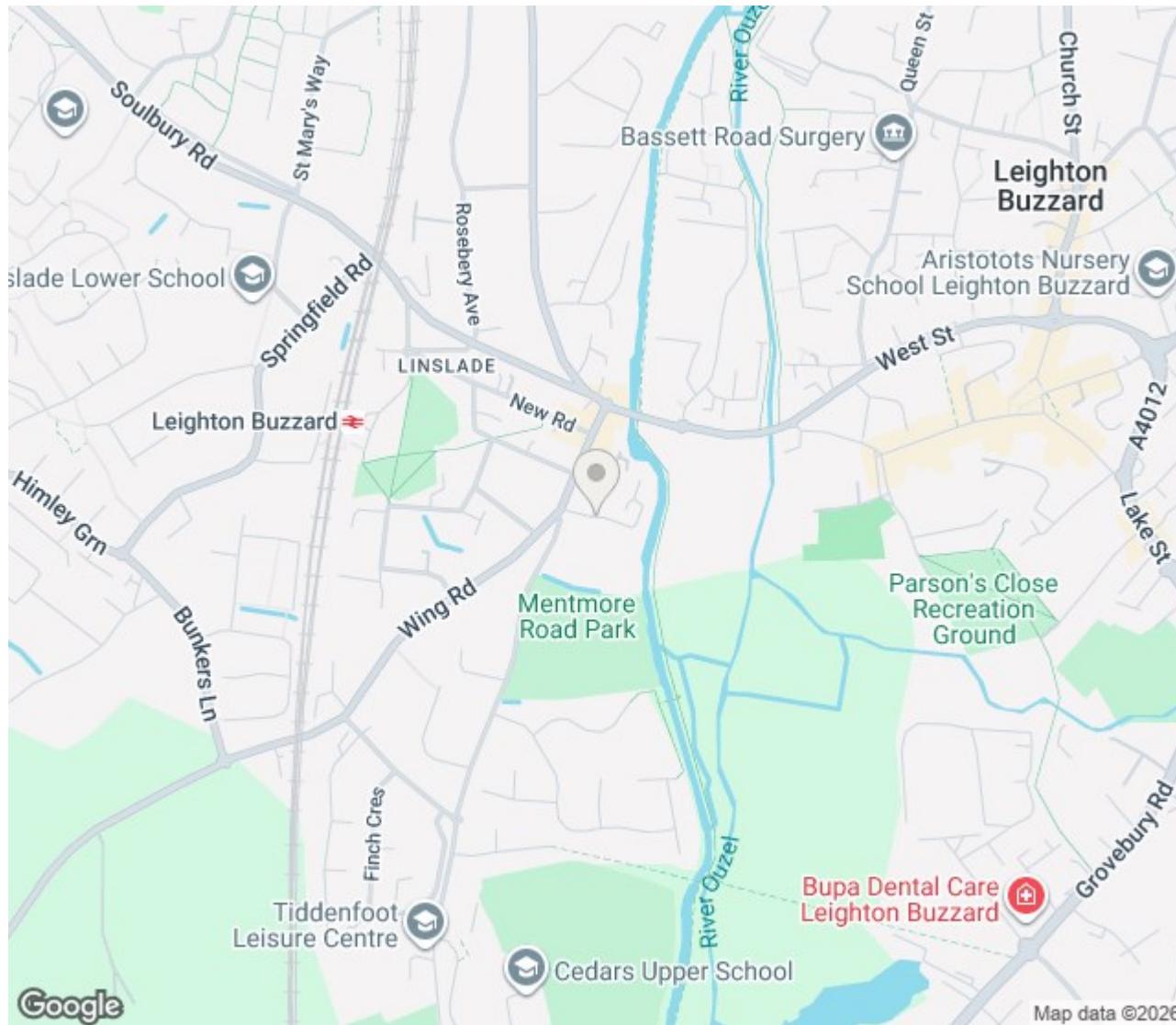
GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	