



Victoria Road

Leighton Buzzard, LU7 2NP

Price Guide £220,000

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**QUARTERS**  
YOUR NEXT MOVE

## Victoria Road

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Offered for sale is this spacious two bedroom ground floor apartment, set in this charming historic building with a wealth of period features, and just a few minutes' walk from the Mainline Train Station and Linslade Recreation Ground. The property provides spacious accommodation comprising: Entrance hallway, lounge/dining room, kitchen, two bedrooms and bathroom. Additional benefits include gas heating, double glazing, garage and low service charges. Viewing is highly recommended.

### Location:

Victoria Road is situated on a sought after residential road in ever popular Linslade, and boasts a range of local shops, restaurants and amenities within walking distance. The mainline train station is a few minutes walk from the property with trains to London Euston in as little as 30 minutes. The town centre is also within walking distance, as well as being within sought after school catchment, this location remains in high demand. 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:

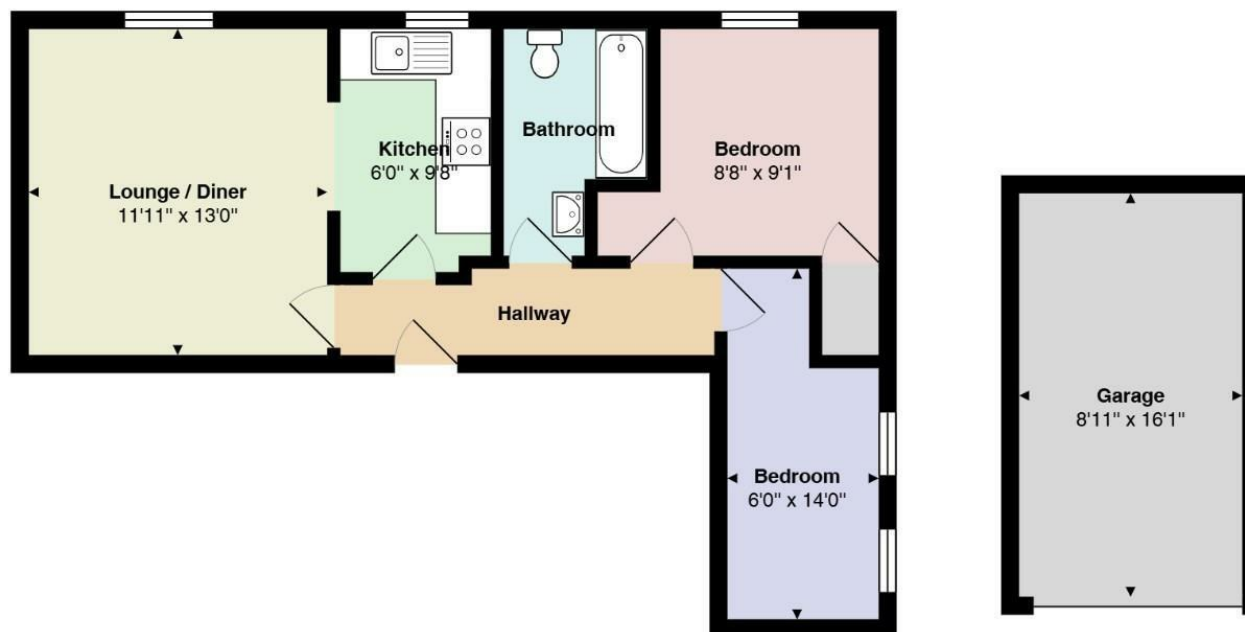
The property is accessed via a secure communal entrance leading into a welcoming hallway. Internally, the apartment offers a spacious living/dining room with ample space for both lounge and dining furniture, creating a comfortable and versatile living environment. The fitted kitchen provides a range of base and wall-mounted units with work surfaces over and space for essential appliances. There are two well-sized bedrooms, with the master bedroom offering generous proportions and a built in cupboard, while the second bedroom would equally serve well as a guest room, nursery or home office. A modern bathroom completes the accommodation, fitted with a three-piece suite.

### Outside:

Woburn Court benefits from well-maintained communal grounds, providing pleasant surroundings for residents. The property also comes with a garage and visitor parking offering convenience and practicality in this central location. There is further permit parking available on Victoria Road.

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



Not Shown In Exact Location

Total Area: 648 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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