



Town Bridge Mill, Leighton Road
Leighton Buzzard, LU7 1LE

Offers In Excess Of £230,000



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QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this two bedroom top floor apartment located in the highly sought after area of Linslade and walking distance to both the mainline train station and Town Centre. The property is presented to the market in immaculate order with accommodation comprising: Communal entrance, hallway, kitchen with built in appliances, lounge/dining room, two bedrooms (master with en-suite) and a bathroom. Additional benefits include double glazing, recently replaced underfloor heating and parking. Viewing is highly recommended.

Location:

Town Bridge Mill is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. Additionally, the mainline train station is a short walk away and provides regular trains to London Euston in as little as 30 minutes. 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:

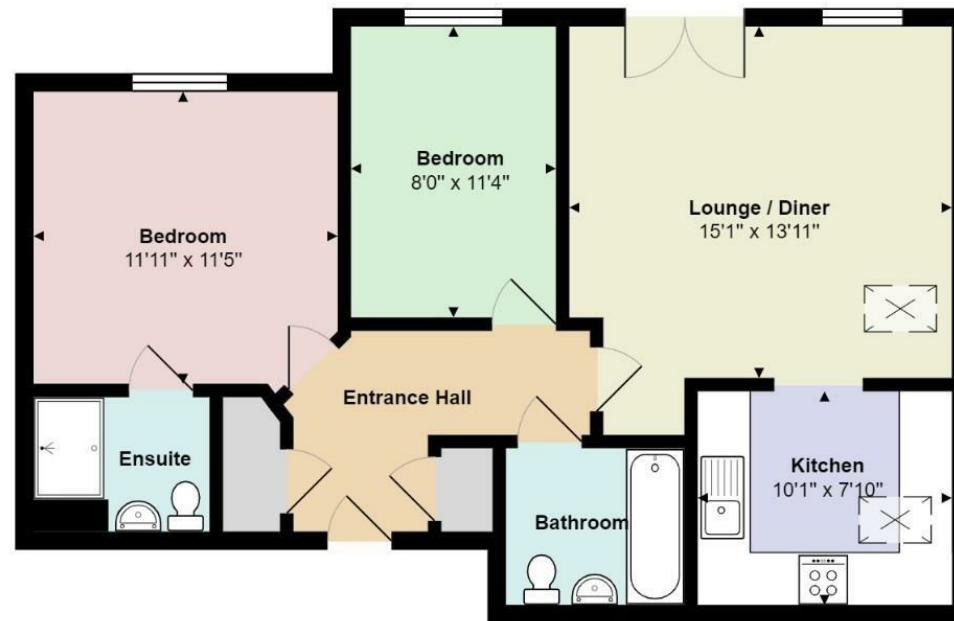
The communal entrance has a secure door entry system and there are stairs leading to all floors. This property is located on the top floor, and the entrance hall provides a warm welcome into this immaculate property. There are two storage cupboard either side of the front door, and doors to the lounge/diner, bedrooms and bathroom. The lounge/diner features a Juliet balcony, and enjoys views of the river Ouzel. The vendors have added some character to the room with some wall panelling. There is ample space for living room and dining furniture, and an opening to the kitchen. The kitchen is in excellent order with a range of wall and base level units plus integrated appliances. A lantern window brings in extra light. There are two well proportioned bedrooms, with the master bedroom including an en-suite shower room. Each bedroom comfortably accommodates a variety of furniture. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.

Parking:

There is allocated parking for one car.

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



Top Floor

Total Area: 727 ft²

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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