



## West Dock

The Wharf Linslade, LU7 2AJ

Price £230,000



**QUARTERS**  
YOUR NEXT MOVE

## West Dock

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Quarters are delighted to offer for sale with no upper chain this spacious first floor apartment located in the highly sought after area of Linslade which is within walking distance of the mainline Train Station and Town Centre. The property overlooks the Grand Union canal providing a great view from the open plan living area, and is presented to the market in excellent order with accommodation comprising: Entrance hallway, 23ft open plan lounge/kitchen/diner, two double bedrooms (master with en-suite) and a family bathroom. Additional benefits include double glazing, Juliet balcony and allocated parking. Viewing is highly recommended.

### Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A





### Layout:

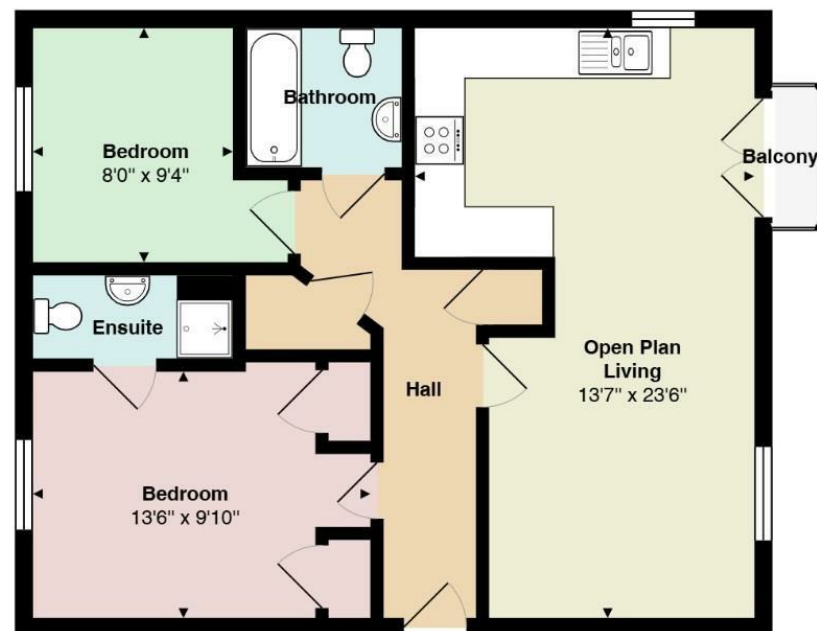
Enter via front door into a spacious hallway with doors to both bedrooms, bathroom, lounge/kitchen/diner and access to two roomy storage cupboards. The master bedroom sits to the front aspect and is a generous space with two good sized fitted wardrobes situated either side of the door. An ensuite is conveniently located just off the room and comprises of a low level WC, pedestal wash hand basin and shower cubicle. Bedroom two also faces the front aspect and provides plenty of space for a variety of furniture. The family bathroom sits adjacent to bedroom two, and comprises of a low level WC, pedestal wash hand basin and panel bath with shower over, The 23ft open plan kitchen/diner/lounge ensures a wealth of furniture can be accommodated to suit all needs. Situated across the rear of the property, the main living area is in prime position to enjoy views of the Grand Union canal. The kitchen has been fitted with a range of wall and base level units and includes various integrated appliances. Off the kitchen is a dining area with ample space for a table and chairs, with the room open to the bright and airy lounge, plus a premium feature being the canal-side balcony which provides the perfect retreat.

### Parking:

Allocated parking and visitor parking provisions.

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: 677 ft<sup>2</sup> (excluding balcony)

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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