



Kestrel Way

Leighton Buzzard, LU7

Offers In Excess Of £190,000



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QUARTERS

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Kestrel Way, Leighton Buzzard, LU7 4AX

Quarters are delighted to offer for sale this two bedroom first floor apartment built in 2016 and located on this popular modern development. The property is presented to the market in excellent decorative order with accommodation comprising: Entrance hallway, open plan lounge/kitchen/dining room, two bedrooms (master with en-suite) and a bathroom. Additional benefits include double glazing, gas heating, bike store and allocated parking for two cars. Viewing is highly recommended.

Location:

Kestrel Way forms part of the modern Sandhills development, a popular residential area positioned conveniently for access to both the town centre and major road links. Nearby Grovebury Retail Park offers a range of everyday shopping facilities including supermarkets, cafés and retail outlets, while Astral Park and Astral Lake provide pleasant green spaces and walking routes close to the property. Leighton Buzzard town centre is within easy reach, offering further shops, restaurants and leisure facilities. For commuters, Leighton Buzzard mainline station provides direct services into London Euston, while the A505 and M1 offer excellent road connectivity.

Layout:

The property is accessed via a communal entrance with stairs rising to the first floor. A private entrance area provides practical space for coats and shoes before opening into the main hallway, which connects naturally to all principal rooms. The second bedroom is positioned to one side and is a comfortable double room offering flexibility for guests, home working or additional living space if required. Opposite sits the main bathroom, fitted with a modern suite comprising a low level WC, wash hand basin and panel bath with shower over. The master bedroom is a well proportioned room benefitting from a defined dressing area, creating useful additional storage and furniture space, alongside a modern ensuite shower room fitted with a shower cubicle, low level WC and wash hand basin. The open plan living/kitchen area forms the heart of the apartment and provides a bright and sociable environment ideally suited to modern living. There is

ample room for both seating and dining arrangements, while the kitchen is fitted with a modern range of units offering practical storage and work surface space without compromising the openness of the room.

Outside:

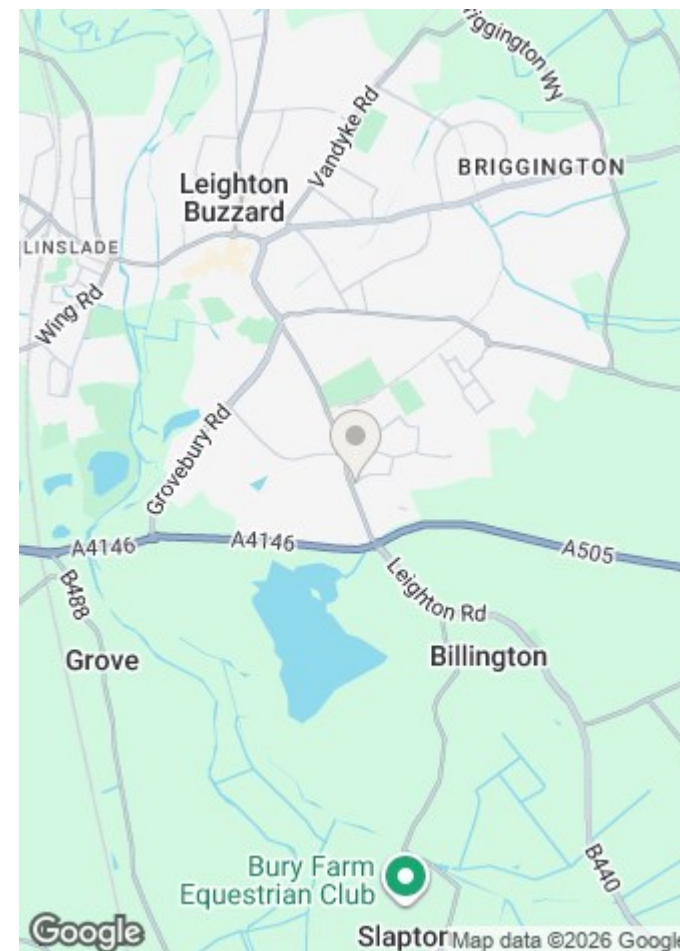
The property benefits from two allocated parking spaces positioned to the rear of the building, providing convenient off-road parking for residents and visitors alike. The surrounding development also enjoys a variety of nearby green spaces and recreational areas, enhancing the overall lifestyle appeal of the location.

Floor Plan



First Floor

Map



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