

Apple Tree Close

Leighton Buzzard, LU7

Price £210,000

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QUARTERS

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Apple Tree Close, Leighton Buzzard, LU7 2LN

We are delighted to offer for sale with no upper chain this attractive one bedroom home, situated in a pleasant residential close within the popular Linslade area of Leighton Buzzard. Presented in excellent order throughout, the property offers well-arranged accommodation including a comfortable lounge, fitted kitchen, generous double bedroom and first floor bathroom. Further benefits include off-road parking for one vehicle and a convenient location within walking distance of Leighton Buzzard mainline railway station. An ideal opportunity for first time buyers, downsizers or investors seeking a manageable home in a well-established residential setting. Viewing is highly recommended.

Location:
Apple Tree Close is a pleasant residential cul-de-sac situated within the sought-after Linslade area of Leighton Buzzard, particularly well positioned for access to the mainline railway station, which provides regular direct services into London Euston. The surrounding area offers a selection of local shops and everyday amenities, while Leighton Buzzard town centre is also within easy reach, providing a wider range of independent shops, cafés, restaurants, supermarkets and leisure facilities. Nearby Tiddenfoot Waterside Park and the Grand Union Canal offer attractive opportunities for walking and outdoor recreation, while convenient road connections provide access towards Milton Keynes, Aylesbury and the M1.

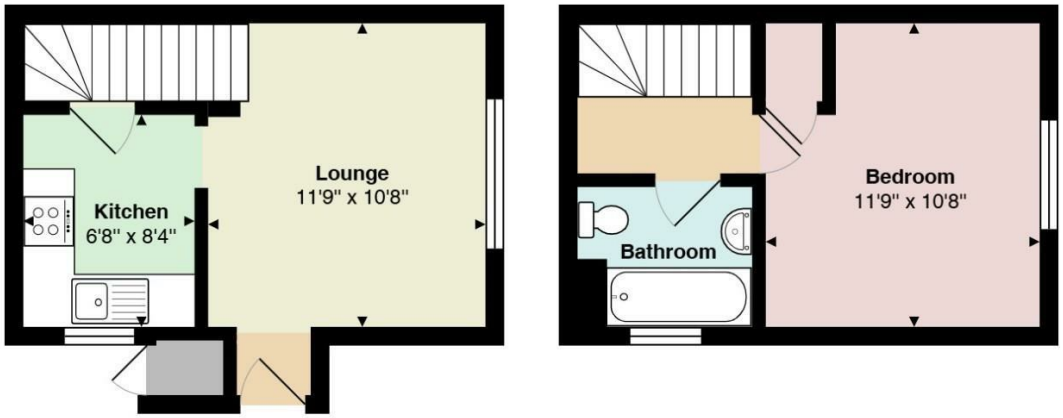
Ground Floor:
The accommodation begins with an entrance opening into the lounge, a comfortable and well-presented reception room enjoying natural light through a front-facing window. Measuring approximately 11'9" x 10'8", the room offers space for a generous seating arrangement and additional furniture, creating a pleasant setting for everyday relaxation. The neutral decoration provides a bright and welcoming atmosphere, while stairs rise to the first floor. The adjoining kitchen is fitted with a range of wall and base units, complemented by work surfaces and space for essential appliances. The practical arrangement makes good use of the available space, providing convenient storage and preparation areas.

First Floor:
The first floor offers a generous double bedroom, measuring approximately 11'9" x 10'8", with comfortable space for a double bed, wardrobes and additional bedroom furniture. A window provides natural light, while the room's proportions allow flexibility for different furniture arrangements. The bathroom is fitted with a white suite comprising a panelled bath, wash hand basin and WC, completing the accommodation.

Agents Note:
This is a freehold property. The vendor advises that there is an annual service charge of £800 per annum for upkeep of communal areas including maintenance of the garden and hedgerows.

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



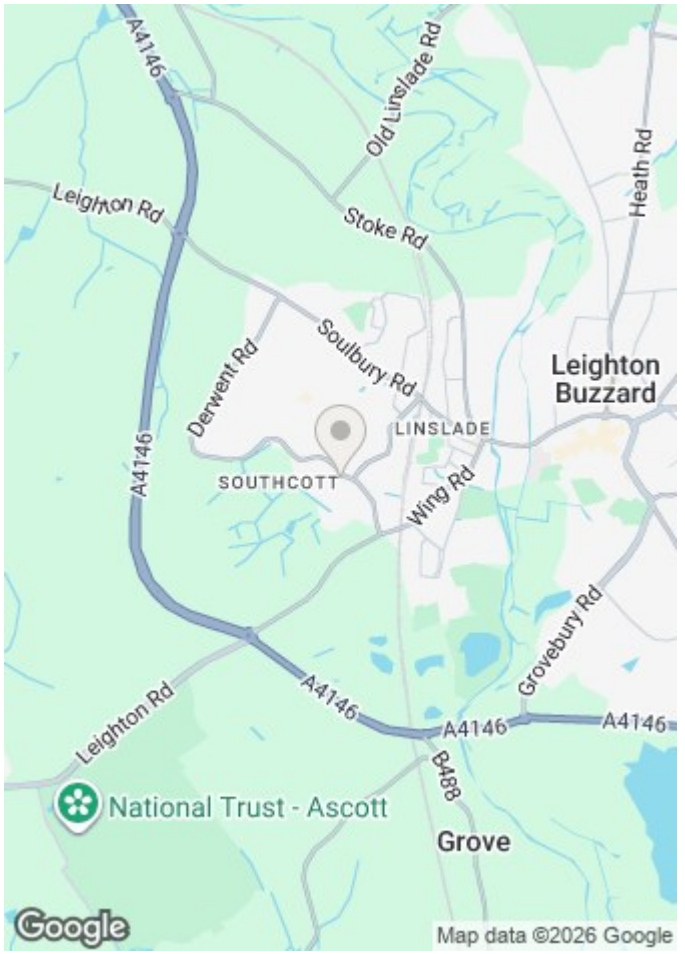
Ground Floor

First Floor

Total Area: 431 ft²

All measurements are approximate and for display purposes only

Map



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