

Wing Road

Leighton Buzzard, LU7

Offers In Excess Of £170,000

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QUARTERS

YOUR NEXT MOVE

Wing Road, Leighton Buzzard, LU7 2NH

*** CASH BUYERS ONLY ***

We are delighted to offer for sale with no upper chain this attractive two bedroom ground floor apartment, situated within a characterful period building on Wing Road in the popular Linslade area of Leighton Buzzard. Offering approximately 535 sq. ft. of well-arranged accommodation, the property features a spacious bay-fronted lounge, fitted kitchen/dining room, two bedrooms and a modern bathroom. Further benefits include off-road parking for one vehicle and an excellent location just a short walk from Leighton Buzzard mainline railway station. The property is offered to cash purchasers only due to the remaining lease term, with exceptionally low annual service charges. Viewing is highly recommended.

Location:
Wing Road is a well-established residential road in the sought-after Linslade area of Leighton Buzzard, conveniently positioned for both the mainline railway station and town centre amenities. The station is just a short walk away, providing regular direct services to London Euston, making the location particularly appealing to commuters. Linslade offers a range of local shops and everyday amenities, while the nearby Leighton Buzzard town centre provides an excellent selection of independent retailers, cafés, restaurants, supermarkets and leisure facilities, together with its popular traditional market. The Grand Union Canal and nearby Tiddenfoot Waterside Park offer attractive opportunities for walking and outdoor recreation, while convenient road connections provide access towards Milton Keynes, Aylesbury and the M1.

Ground Floor:
A communal entrance serves just two properties. The entrance hallway provides access to all rooms, and there is a useful built-in storage cupboard. The lounge is a particularly appealing reception room, measuring approximately 14'4" x 12'0" and enjoying excellent natural light through an attractive bay window. Its generous proportions comfortably accommodate a substantial seating arrangement and additional furniture, creating a welcoming space for relaxation and entertaining. Neutral decoration and a traditional layout further enhance the room's appeal.

The adjoining kitchen/dining room offers a practical and sociable space, fitted with a contemporary range of white wall and base units, complementary work surfaces and tiled splashbacks. The kitchen incorporates integrated cooking appliances and space for additional essentials, while the room also accommodates a dining table, providing a comfortable setting for everyday meals.

Both bedrooms are positioned towards the rear of the apartment, enjoying natural light and neutral decoration. Bedroom one offers comfortable accommodation for a bed and accompanying furniture, while the second bedroom provides flexibility for use as a guest bedroom, children's bedroom or home office.

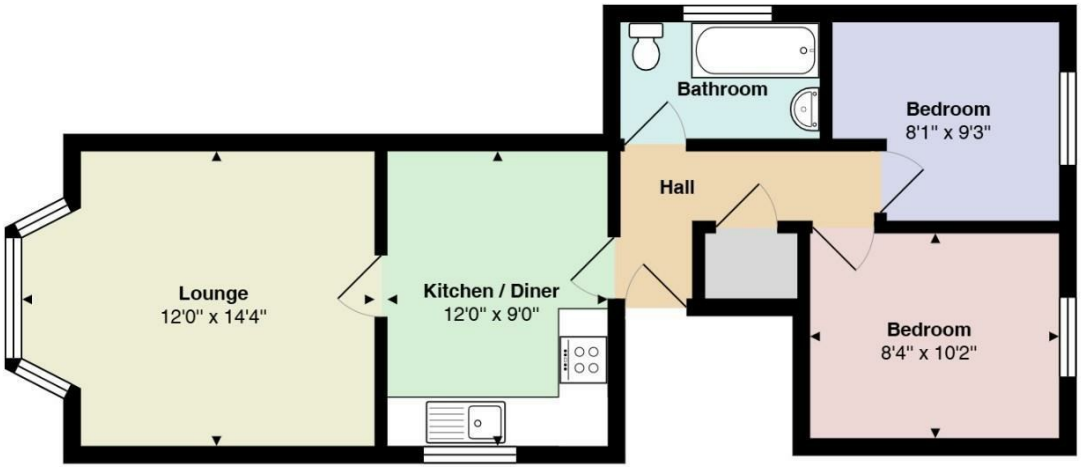
Completing the accommodation is a modern bathroom, attractively finished with contemporary grey tiling and a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Parking:
The property forms part of an attractive period building, with its traditional red-brick frontage and architectural detailing adding character to the setting. The apartment benefits from an off-road parking space for one vehicle, a particularly useful feature given its convenient location close to the railway station and local amenities.

Agents Note:
The property is being marketed to cash purchasers only, due to the current lease having approximately 56 years remaining.

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

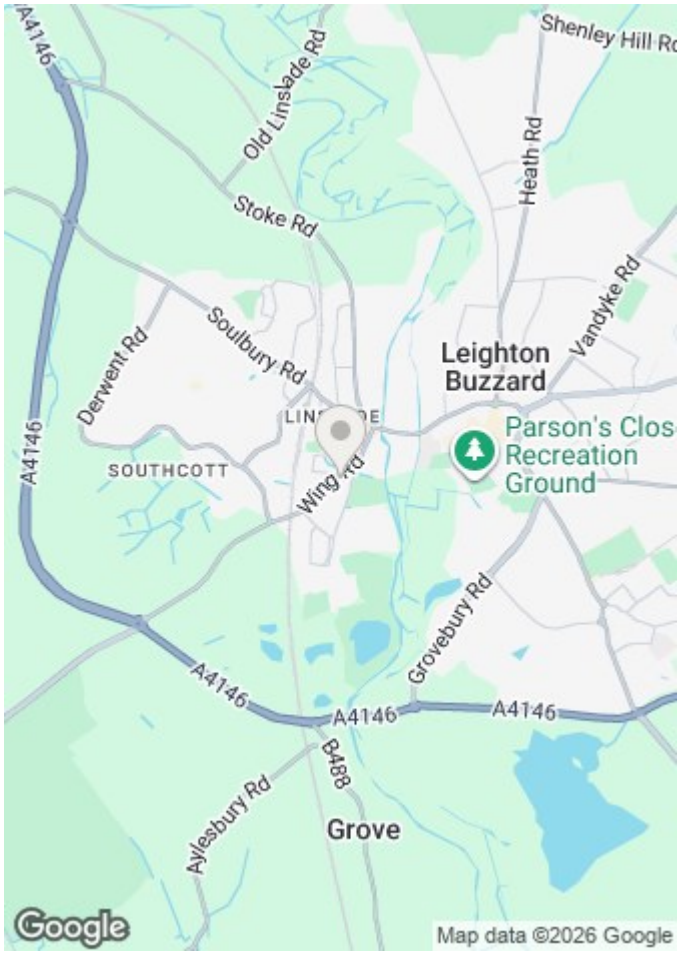


Ground Floor

Total Area: 535 ft²

All measurements are approximate and for display purposes only

Map



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