The Wharf

Leighton Buzzard, LU7

Offers In Excess Of £220,000

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QUARTERS

YOUR NEXT MOVE

The Wharf, Leighton Buzzard, LU7 2AJ

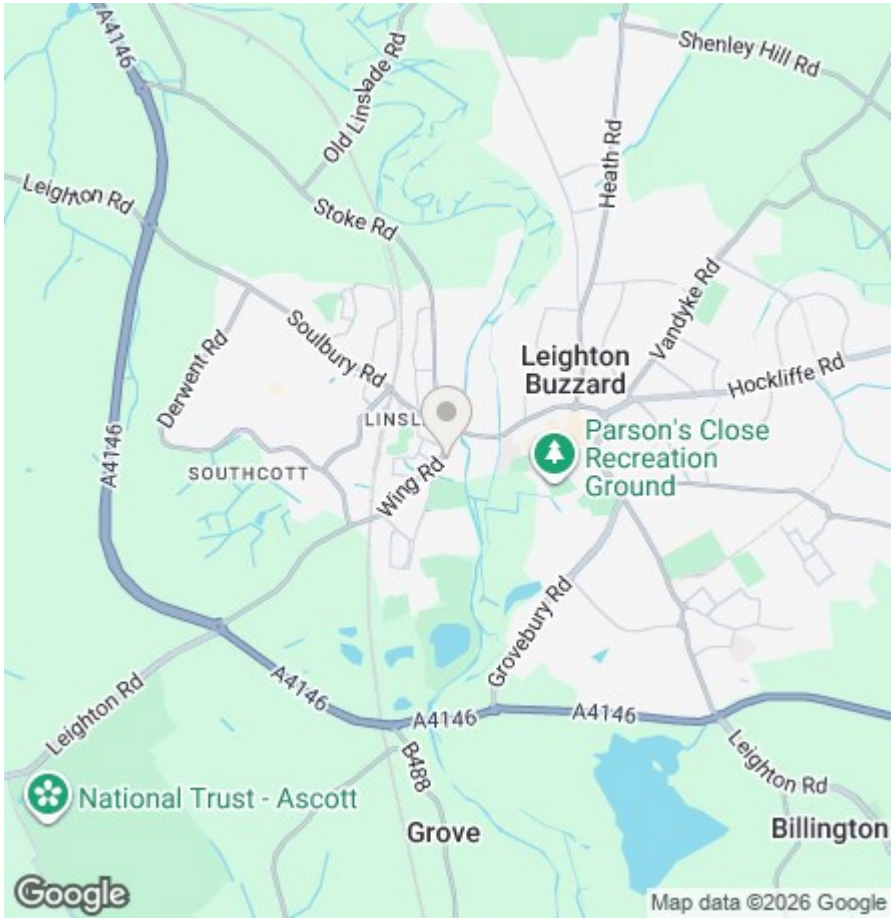
We are delighted to offer for sale with no upper chain this two bedroom first floor floor apartment, located in a tucked away position in this popular development, conveniently situated within walking distance of both the Mainline Train Station and the Town Centre. The property offers generous accommodation comprising: Entrance hallway, two storage cupboards, open plan kitchen/lounge/dining room, two bedrooms (master with ensuite) and a bathroom. Additional benefits include double glazing 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:
The communal entrance is accessed via secure glazed doors with access for guests via intercom, the property is situated on the first floor, which is the top floor in the block. Enter via secure front door into the hallway which has a built in storage cupboard and airing cupboard. The hallway leads to the open plan kitchen/lounge/dining room, two bedrooms and a family bathroom. The impressive kitchen/lounge/dining room is in good order and provides ample workspace, plenty of storage and various integrated appliances. The living area is spacious and can accommodate a variety of furnishings to suit all needs, with doors opening onto a balcony which provides a pleasant spot to pass time on a sunny day. The bright and airy master bedroom benefits from built in wardrobes and an en-suite shower room. The second bedroom is a well proportioned bedroom, with a double glazed window to the front aspect introducing plenty of light. The family bathroom is a good size with suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over.

Parking:
Allocated parking and visitor parking provisions.

Map



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

First Floor

Total Area: 735 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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