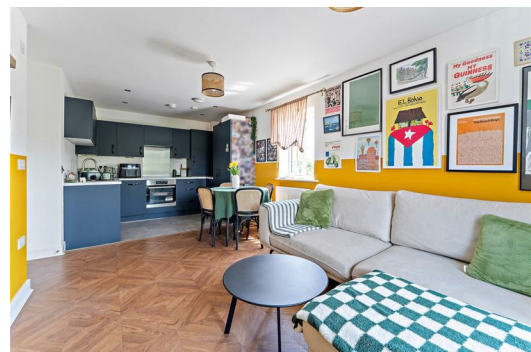




Set on the top floor within the modern Thorn/Bidwell West area of Houghton Regis, this beautifully presented apartment offers an impressive 753 sq. ft of stylish accommodation, with open-plan living, two bedrooms, an en-suite and a separate bathroom.

The Home

Positioned on the top floor within the modern and well-connected Thorn/Bidwell West area of Houghton Regis, this beautifully presented two-bedroom apartment offers a generous and thoughtfully arranged layout extending to approximately 753 sq. ft / 69.95 sq. m.

The home opens into a welcoming hallway, creating a pleasant sense of arrival and providing access to the main accommodation. The hallway also offers useful space for practical everyday storage, with a stylish continuation of the wood-effect flooring that flows through into the living area.

The heart of the home is the impressive open-plan kitchen/sitting room, a bright and sociable space designed for modern living. Measuring over 21 ft in length, the room comfortably accommodates clearly defined areas for relaxing, dining and cooking, making it equally suited to quiet evenings at home or entertaining friends. French doors with a Juliet-style opening help draw in natural light and give the room an elevated, open feel, while the attractive wood-effect flooring and bold decorative styling add warmth and personality. The kitchen area is fitted with a contemporary range of dark cabinetry, complemented by light work surfaces, an integrated oven and hob, tiled flooring and excellent storage, including taller cupboard units.

The principal bedroom is a well-proportioned double room, offering ample space for freestanding wardrobes, drawer units and a dressing table or work-from-home arrangement. It also benefits from its own en-suite shower room, adding convenience and privacy. Bedroom two is also well presented and offers good flexibility, making it ideal as a guest bedroom, child's room, home office or dressing room.

A separate bathroom serves the remaining accommodation and is fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, pedestal wash hand basin and WC. The apartment's arrangement of both an en-suite and main bathroom gives the property a practical edge rarely found in many apartments of this size.

Externally, the property is further complemented by two allocated parking spaces, providing valuable off-road parking and added day-to-day convenience for residents and visitors alike.

Combining a top-floor position, stylish interiors and a spacious open-plan layout, this apartment is likely to appeal to first-time buyers, downsizers and investors alike, particularly those seeking a modern home with strong local convenience and excellent commuter connections.

Situation

Situated within the modern Thorn/Bidwell West area of Houghton Regis, Morpeth Crescent offers a convenient setting for day-to-day living, with local shops, schools and amenities all within easy reach. Families are well served by a selection of nearby lower, primary and secondary schooling, while commuters benefit from excellent road links via the A5, A5-M1 link road and M1 Junction 11a. Leagrave railway station provides Thameslink services into London St Pancras, and London Luton Airport is also easily accessible, making the location a

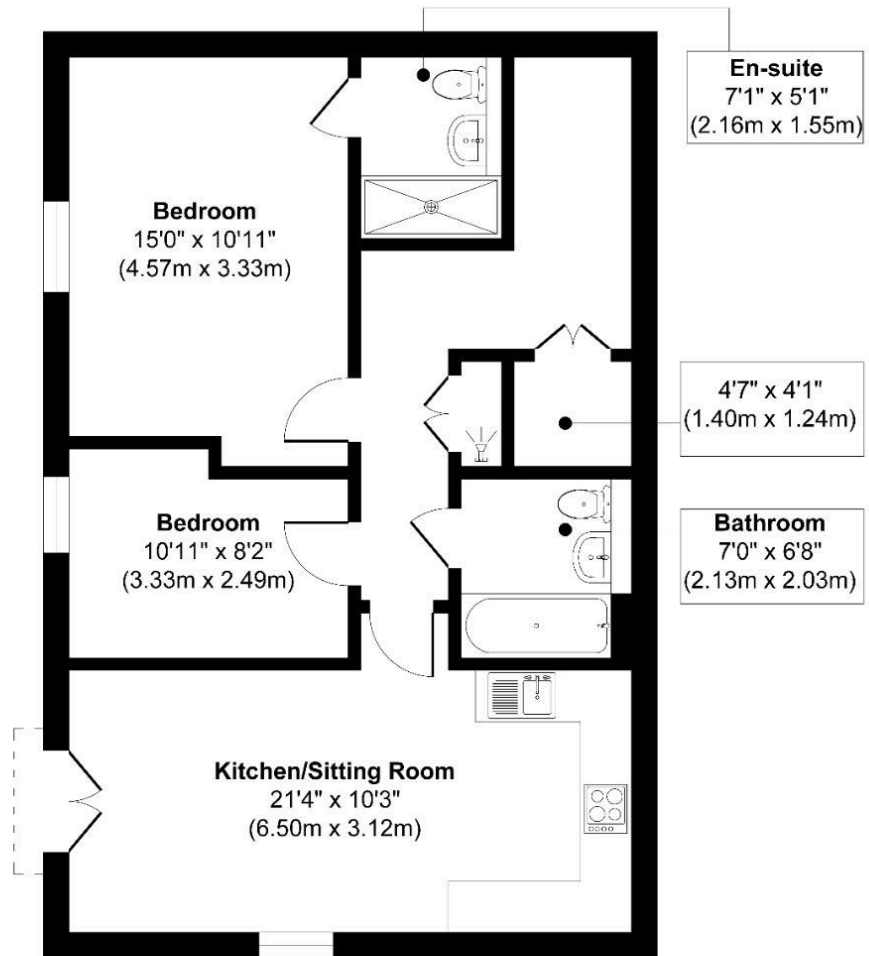
practical choice for buyers seeking strong local convenience and wider connectivity.

Viewing

All viewings are strictly by appointment through Bradshaws.

Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.



Floor Plan

Approx. Gross Internal Floor Area 753 sq. ft / 69.95 sq. m

Council Tax Band: B

EPC Rating: B