



## Plantation Road

Leighton Buzzard, LU7 3FW

Price **£179,995**



**QUARTERS**

YOUR NEXT MOVE

# Plantation Road

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We are delighted to offer for sale with share of freehold, this beautifully presented one bedroom ground floor apartment, situated within the exclusive Tall Pines development, a private and leafy setting tucked away off Plantation Road. Enjoying pleasant views over the well-maintained communal gardens, the apartment offers stylish and well-planned accommodation comprising: Entrance hall, open plan lounge/kitchen/dining room, double bedroom and bathroom. Additional benefits include long lease, a refitted kitchen, wood effect flooring throughout the living spaces, allocated parking and visitor parking. Viewing is highly recommended.

### Location:

Tall Pines is one of Leighton Buzzard's most desirable private developments, approached via a tree-lined driveway and surrounded by mature greenery which creates a peaceful and secluded atmosphere seldom found so close to the town centre. Plantation Road is particularly well regarded thanks to its proximity to Rushmere Park and Leighton Buzzard Golf Course, providing wonderful opportunities for walking and outdoor recreation. Leighton Buzzard's mainline railway station offers direct services to London Euston in approximately 30 minutes, making the location especially attractive to commuters. The town centre itself provides a wide selection of shops, cafés, restaurants and leisure facilities, whilst excellent road links via the A5 and M1 offer convenient access further afield.





#### Layout:

The private front door opens into the entrance hall, which provides access to all rooms plus built-in storage. The heart of the home is the spacious open plan lounge/kitchen/dining room, enjoying delightful views over the communal gardens and the mature trees beyond. Dual aspect windows ensure the room is bathed in natural light throughout the day, whilst wood effect flooring flows throughout the living spaces to provide both continuity and a stylish finish. There is ample room for comfortable seating and dining furniture, making the room equally suited to relaxing and entertaining. The kitchen has been thoughtfully refitted with a contemporary range of wall and base level units complemented by modern work surfaces. A built-in oven and four ring gas hob are accompanied by spaces for a variety of appliances, creating a space that is both practical and attractive. The bedroom is a generous double room enjoying the same leafy outlook as the living space and benefits from a fitted wardrobe, providing excellent storage whilst maintaining ample room for further furniture. Completing the accommodation is the bathroom, which is fitted with a three-piece suite comprising a low level WC, vanity wash hand basin and panelled bath with shower over. Fully tiled walls and a tiled floor provide an elegant finish and practical ease of maintenance.

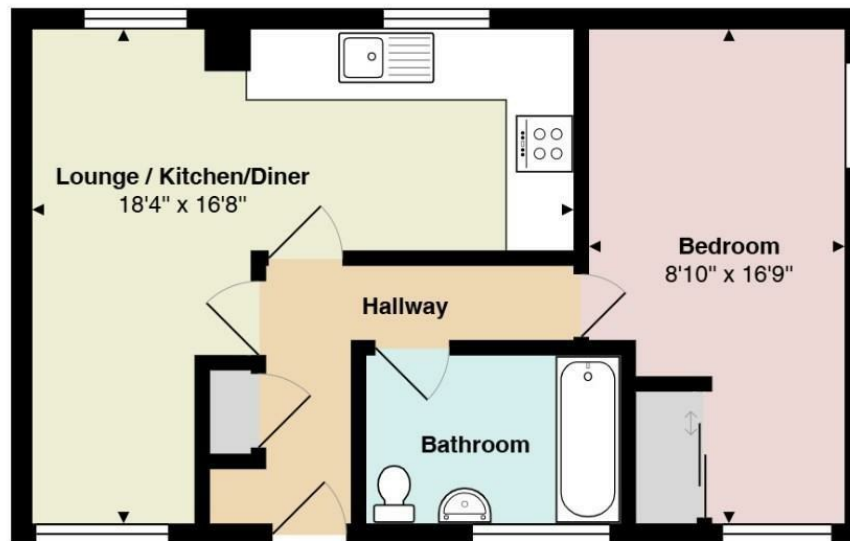
#### Outside:

Tall Pines is set within attractive communal grounds that are beautifully maintained and create a tranquil environment to be enjoyed throughout the year. Mature planting and established trees contribute to the exclusive feel of the development, whilst the apartment benefits from an allocated parking space together with additional visitor parking for guests.



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: 461 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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