



Leighton Road  
Linslade, LU7 1LD

Offers In Excess Of £220,000





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\*\*\* VIEWINGS TO COMMENCE SATURDAY 5TH APRIL 2025 \*\*\*

We are delighted to offer for sale with no upper chain this rare to the market two double bedroom duplex apartment located walking distance to both the town centre and mainline train station. The property is presented to the market in good order with accommodation comprising; Entrance hallway, cloakroom/WC, lounge/dining room, kitchen, landing, two double bedrooms (each with ensuite) and three cellar rooms. Additional benefits include double glazing, gas heating and allocated parking. Viewing is highly recommended.

## Location:

Brooklands House is situated within easy walking distance of the vibrant Town Centre which has a mixture of high street stores and independent shops, as well as cafes, restaurants and other amenities, including a twice weekly market. The property is well situated for public transport and road links, with the A505 and A5 providing access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. Additionally, the mainline train station is a short walk away and provides regular trains to London Euston in as little as 30 minutes. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.







#### Ground Floor:

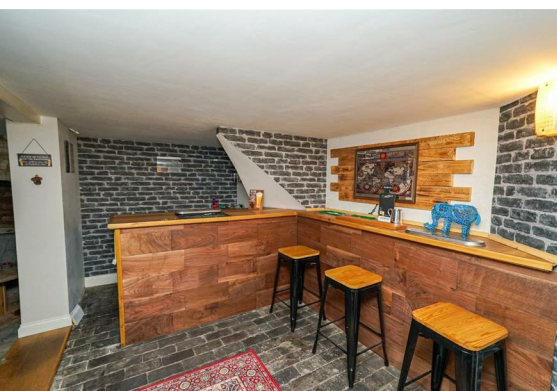
Enter via a private front door into the hallway of this converted apartment. The hallway features an original tiled floor at the entrance, with doors leading to the lounge/diner, ground floor bedroom, cloakroom/WC and landing. The lounge/dining room is open to the kitchen, providing ample open plan living space. The bay window to the front and high ceilings are excellent features, with ample space for a variety of living room furniture assembled well as a dining table. The kitchen has been fitted with a modern range of wall and base level units with Quartz work surface over, and conveniently includes a breakfast bar. There is space for a range cooker with hood over, and a variety of appliances. The first floor bedroom receives plenty of light via dual the front aspect bay window. The room enjoys an ensuite which has been refitted with a low level WC, vanity wash hand basin and shower cubicle, with fashionable tiling to the floor and walls. The landing sits above stairs leading to the basement level, and a window to the side introduces natural light.

#### Basement:

The stairs lead down into the basement level bedroom, which is a generous double room providing ample space for a variety of furniture. There are windows to dual aspects bringing in light. An ensuite bathroom is fitted with a low level WC, vanity wash hand basin and panel bath with shower over, serviced by a macerator system, and there is complimentary tiling to water sensitive areas, A door opens to the cellar, where there are three inter-connected cellar rooms, which allows for a wealth of storage.

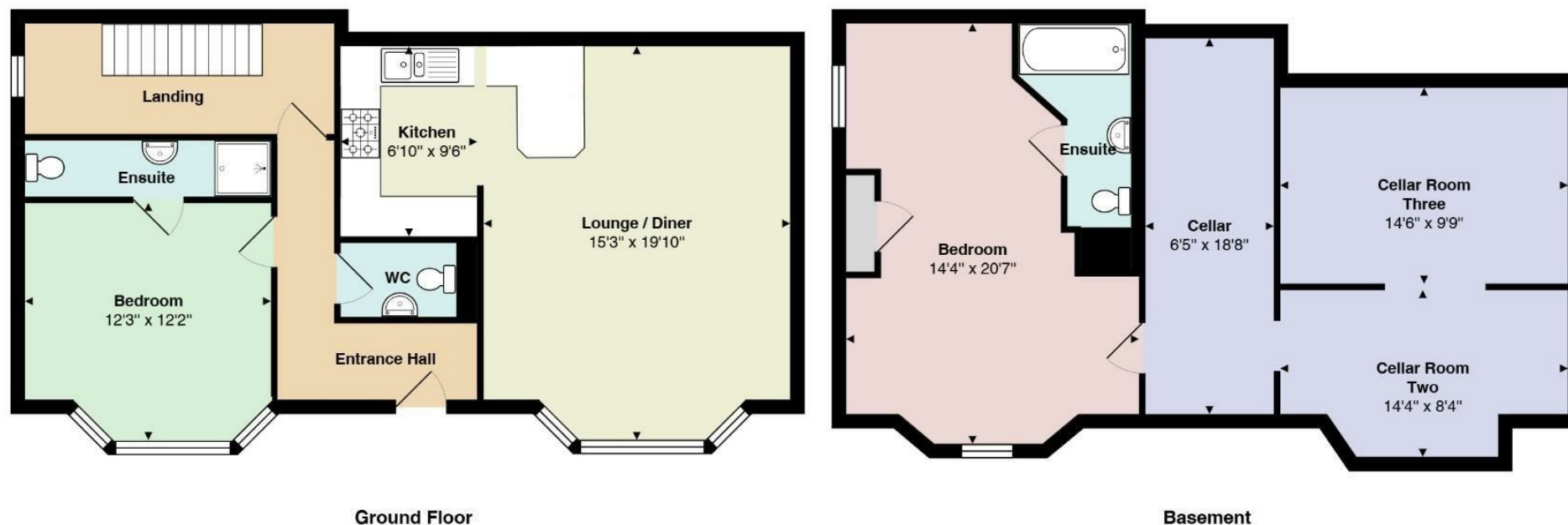
#### Parking:

This property comes with allocated parking for one car.



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



Total Area: 1386 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU  
Tel: 01525 853733 Email: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk) [www.quarterslb.co.uk](http://www.quarterslb.co.uk)