



Laburnum Court, Millstream Way

Leighton Buzzard, LU7

Price **£152,500**



2



1



1



C



**QUARTERS**

YOUR NEXT MOVE

# Laburnum Court, Millstream Way, Leighton Buzzard, LU7 3WL

We are delighted to offer for sale with no upper chain this two bedroom, first floor retirement apartment located close to the Town Centre. The property is presented to the market in excellent order with accommodation comprising; entrance hallway, lounge/dining room, kitchen, two bedrooms and a shower room. Additional benefits include, House Manager, communal lounge, communal laundry room and guest suite facilities. Viewing is highly recommended.

## **Location:**

Laburnum Court is situated in a quiet residential location of Millstream Way, within a quiet cul-de-sac location, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with it's many shops, amenities, restaurants and regular market. The property is about a 15 minute walk from the Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. 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.

## **Layout:**

The property is accessed via a welcoming hallway with doors leading to all rooms and an airing/storage cupboard. The bright and spacious lounge/dining room provides ample space for both living and dining furniture, with access to a well-planned kitchen with spaces for appliances. The principal bedroom benefits from built-in wardrobes and space for additional furniture, while the second bedroom offers flexibility for use as a guest room or study, and also includes built-in wardrobes. The shower room comprises a shower cubicle, pedestal wash hand basin and low level WC. For peace of mind, the property includes a secure door entry system and emergency intercom.

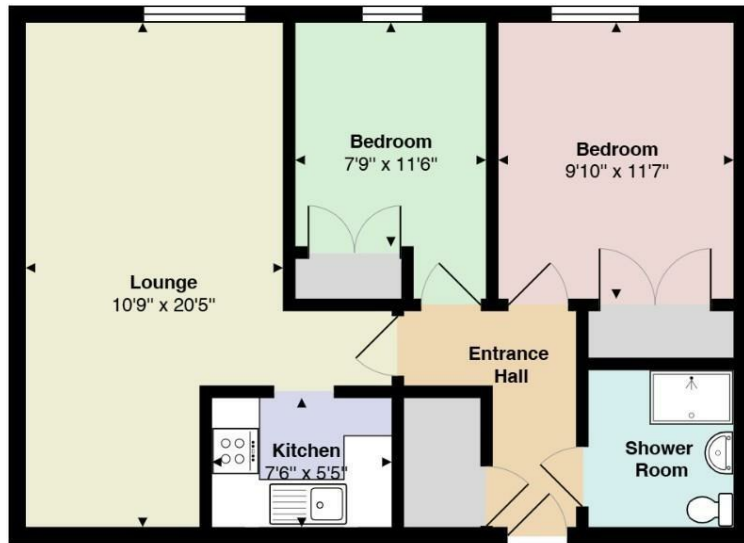
## **Outside:**

Residents of Laburnum Court enjoy well-kept communal gardens and ample parking facilities.

## **Communal Facilities:**

A range of excellent shared amenities are available to residents, including a comfortable lounge, hair salon, laundry room and guest suite. Regular social gatherings contribute to the friendly and welcoming community atmosphere.

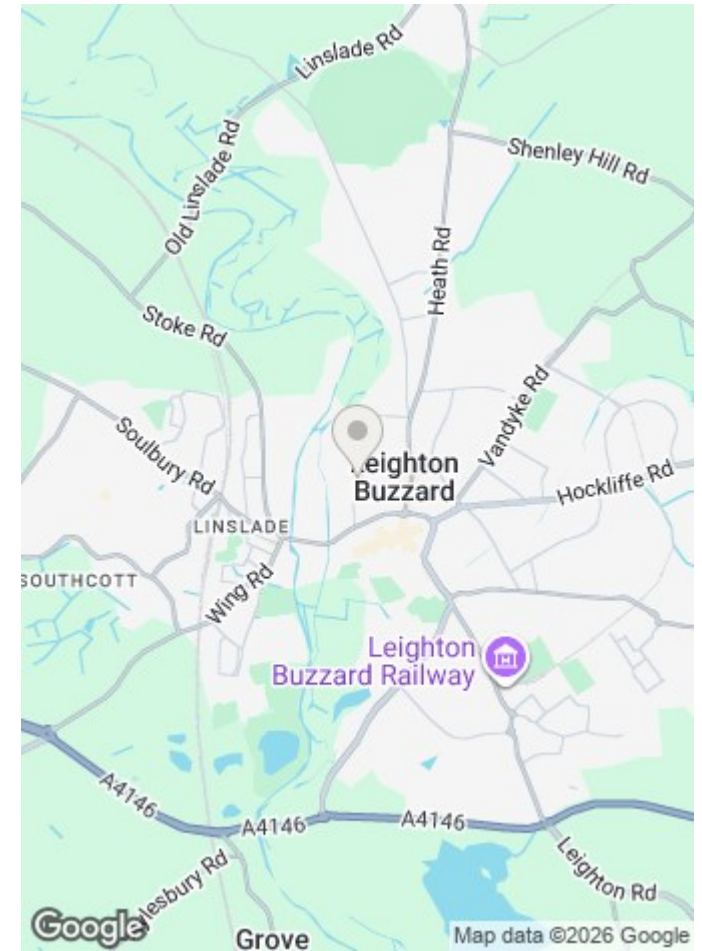
## Floor Plan



Total Area: 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: [info@quarterslb.co.uk](mailto:info@quarterslb.co.uk)

[www.quartersestateagents.co.uk](http://www.quartersestateagents.co.uk)

