



Monarch Way

Leighton Buzzard, LU7 1FW

Offers In Excess Of £220,000



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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this exceptional two bedroom penthouse apartment, enviably positioned on the ever popular Monarch Way development and enjoying elevated views over neighbouring parkland. Offering a unique blend of privacy, style and generous proportions, this home has been beautifully finished throughout and provides an ideal setting for both everyday living and entertaining. Accommodation comprises an entrance hall, open plan living space with refitted kitchen, two generous bedrooms (master with ensuite) and a refitted family bathroom. The property also benefits from solar panels, allocated parking and visitors provisions.

Location:

Monarch Way is home to a range of modern apartments, and is ideally situated within a short walk of the Market Town Centre of Leighton Buzzard, with its many shops, amenities, restaurants and regular market. The apartments are situated in a picturesque area with the River Ouzel, footpaths and park land close by. The property also benefits from falling within catchment for many sought after local schools, and additionally 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:

A separate stairway from the communal entrance leads exclusively to the property's front door, enhancing the sense of privacy. The welcoming entrance hall provides access to the open plan living area, bedrooms and bathroom, with a useful built-in storage cupboard. The main living space has been thoughtfully designed to create distinct lounge, dining and kitchen areas, with engineered wood flooring adding a premium feel. The lounge area enjoys a Juliet balcony with outstanding views across the neighbouring parkland, and offers ample space for a variety of furniture. A well-proportioned dining area comfortably accommodates a family sized table, flowing into the kitchen which is fitted with a modern range of wall and base level units with granite work surfaces over. Integrated appliances and a convenient breakfast bar complete the space, making it ideal for both entertaining and everyday living. The master bedroom is a generous double, enjoying its own Juliet balcony with superb views and benefitting from a modern ensuite shower room. The second bedroom is currently utilised as a walk-in wardrobe, with an array of fitted wardrobes, but easily serves as a guest bedroom, study or nursery. The refitted family bathroom features a contemporary three piece suite comprising low level WC, vanity wash hand basin and a freestanding bath.

Outside:

The property includes an allocated parking space, with additional provision for visitors, ensuring convenience for both residents and 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



Top Floor

Total Area: 763 ft²

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 www.quarterslb.co.uk