



## Grasmere Way

Linslade Leighton Buzzard, LU7 2QL

Price £235,000

3 2 1 E



**QUARTERS**  
YOUR NEXT MOVE

## Grasmere Way

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Quarters are delighted to offer for sale with no upper chain this three double bedroom ground floor apartment, situated in this ever popular Linslade location, within walking distance of local shops, amenities, popular schooling and the Mainline Train Station. The property has been completely refitted throughout to a very exacting standard, and now provides stylish and contemporary accommodation comprising: Lounge/kitchen/ dining room in excess of 21ft, three double bedrooms (master with en-suite shower room) and refitted bathroom. Additional benefits include double glazing, electric heating and carport parking. Viewing is highly recommended to appreciate the high level of finish of this property.

### Location:

Grasmere Way remains a popular residential area in desirable Linslade, and boasts a range of family homes. With both the town centre and mainline train station just a short walk away, as well as being within sought after school catchment, this location remains in high demand for first time buyers, families, and with trains to London Euston in as little as 30 minutes, this is an excellent place to live for commuters. The area is set out with numerous footpaths and green spaces, as well as play parks for families to enjoy. 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 Grand Union canal also runs through Linslade, providing a range of benefits including scenic walks and canal-side pubs.





#### Layout:

Enter via front door into the refitted and reconfigured open plan lounge/ kitchen/ dining room, with doors leading to the three bedrooms and family bathroom. The living space of the property has been completely reimaged to provide a striking and modern space, with refitted kitchen and breakfast bar, as well as ample lounge seating space. The refitted kitchen comprises stainless steel sink with cupboard under, with a further range of wall and base level units with worksurface over. There is an integrated oven and hob with filter hood over, and space for a washing machine and fridge freezer. The renovation has been completed with an exceptionally high specification, with details like luxury tiled flooring and colour co-ordinated sockets and switches. This high standard continues in the three double bedrooms, each with a bright and airy feel thanks to the large double glazed windows. The master bedroom further benefits from a three piece en-suite shower room concealed behind a sliding door, with a low level WC, vanity wash hand basin and shower cubicle. The family bathroom is a modern refitted white suite, with low level WC, vanity wash hand basin and panel bath with shower over. There is also an airing cupboard housing a water tank.

#### Outside:

The property benefits from one allocated carport parking space, as well as communal grounds and provisions for visitors parking.

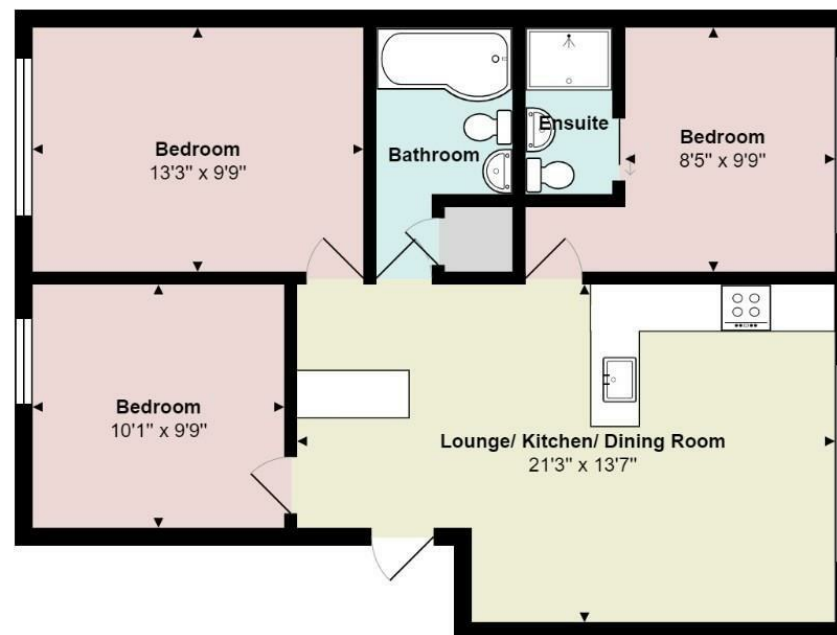
#### Agency Note:

118 Years On The Lease  
£300- Ground Rent  
£650- Service Charge



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 704 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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