



East Dock, The Wharf  
Leighton Buzzard, LU7 2LA

Offers In Excess Of £210,000

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 **QUARTERS**  
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## East Dock, The Wharf

Leighton Buzzard, LU7 2LA

We are delighted to offer for sale with no upper chain this two bedroom second floor apartment located within walking distance to both the mainline train station and Town Centre. The property is presented to the market in excellent decorative order with accommodation comprising: Communal entrance, hallway, open plan lounge/kitchen/dining room, two double bedrooms (master with ensuite) and a bathroom. Additional benefits include double glazing and allocated parking. Viewing is highly recommended.

### Location:

The Wharf is among the most sought after developments in the town with it's superior location a major attraction. Positioned alongside the Grand Union Canal, the development boasts wonderful scenery all year round. Leighton Buzzard mainline station is just a few minutes walk and provides trains to London Euston in as little as 30 minutes. Leighton Buzzard town centre is also in close proximity, providing a host of amenities, shops, cafes and bars, as well as the local historic market. By road, the nearby bypass provides easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A.





### Layout:

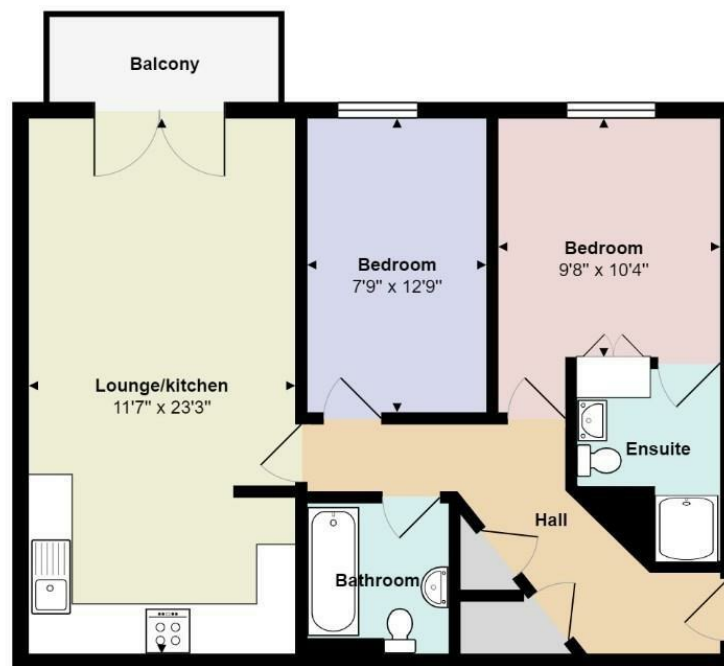
The communal entrance is accessed via secure doors with access for residents via intercom. The property is situated on the first floor accessed by a communal stairwell. Enter via the front door to a spacious hallway which has an airing cupboard and a roomy storage cupboard. The hallway leads to both bedrooms, bathroom and the 23ft kitchen/lounge/diner. The kitchen is in good order with plenty of storage, ample worktop space and integrated white goods. The lounge/dining area is bright and airy room with the added benefit of a balcony. The well proportioned master bedroom has a built in wardrobes and an en-suite shower room. The en-suite is in good order with the suite comprising of: low level WC, pedestal wash hand basin and a good size shower. The second bedroom is a well proportioned double bedroom with sufficient wall space available to furnish. The family bathroom is in excellent order with suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over.

### Outside:

Benefits include allocated parking for one car and visitor provisions, communal bike stores and canal side communal gardens. There are approximately 108 years remaining on the lease.

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



First Floor

Total Area: 699 ft<sup>2</sup> (excluding balcony)

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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