

The Wharf

Leighton Buzzard, LU7 2LA

Price £230,000

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We are delighted to offer for sale with no upper chain this beautifully presented two bedroom second floor apartment, enjoying an enviable waterside position within the highly desirable Wharf development in Linslade. A particular highlight is the private balcony overlooking the Grand Union Canal, offering a wonderful setting to relax and enjoy the picturesque surroundings and passing narrowboats. The property offers bright, well-proportioned accommodation, including an impressive 23-foot open-plan living area with contemporary fitted kitchen, two bedrooms, an en-suite shower room and a separate bathroom. Further benefits include useful built-in storage and allocated parking. Perfectly positioned within easy walking distance of Leighton Buzzard mainline railway station and the town centre, this attractive apartment combines the appeal of waterside living with exceptional everyday convenience. Viewing is highly recommended.

Location:
The Wharf is one of Linslade's most sought-after residential developments, enjoying a picturesque setting directly alongside the Grand Union Canal. This attractive collection of purpose-built apartments benefits from beautifully maintained surroundings, with the canal and its peaceful towpaths providing a wonderful backdrop throughout the seasons. Whether enjoying a leisurely stroll beside the water, watching narrowboats pass or simply appreciating the changing scenery, the location offers a distinctive lifestyle that sets it apart from more conventional residential developments.

Despite its tranquil waterside setting, The Wharf is exceptionally convenient for commuters and those wishing to enjoy the amenities of Leighton Buzzard. The mainline railway station is just a short walk away, providing direct services to London Euston, while the town centre offers an excellent selection of independent shops, cafés, restaurants, supermarkets and its popular traditional market. Nearby green spaces, riverside walks and leisure facilities add to the appeal, while the A5 and surrounding road network provide convenient connections towards Milton Keynes and the M1.























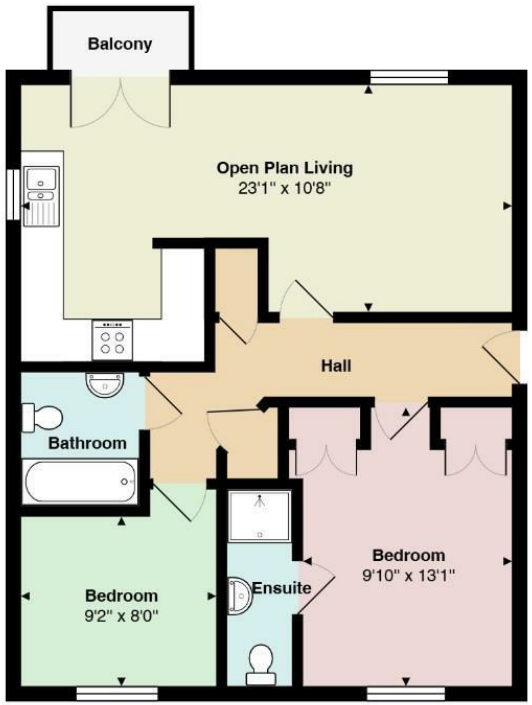


Layout:
The apartment is approached through the communal entrance, with its own front door opening into a welcoming hallway. This central space provides access to the accommodation, together with useful built-in storage cupboards that offer valuable room for coats and everyday household essentials. The heart of the apartment is undoubtedly the impressive open-plan living space, extending to over 23 feet in length and thoughtfully arranged to accommodate cooking, dining and relaxation within one bright and sociable room. The generous proportions allow for a comfortable seating arrangement alongside a dining table, while the attractive wood-effect flooring and neutral decoration create a warm, contemporary feel. The kitchen occupies one end of the room and features a stylish range of fitted wall and base units, complemented by contrasting work surfaces and integrated cooking appliances. Its practical arrangement provides excellent preparation and storage space, while the open connection to the adjoining living area makes it ideal for entertaining or enjoying everyday life. French doors open from the living space onto the private balcony, creating a delightful connection with the outdoors. Overlooking the Grand Union Canal, the balcony is a particularly special feature, providing an inviting spot for a morning coffee or an evening drink while taking in the peaceful waterside surroundings. The ever-changing outlook across the water brings an added dimension to the apartment, with passing narrowboats and the attractive canal-side setting creating a lovely sense of place. The master bedroom is a generous double room, measuring approximately 13 feet in length and offering ample space for a double bed and accompanying furniture. Built-in wardrobes provide excellent storage, while the adjoining en-suite shower room adds a welcome touch of convenience and privacy. The second bedroom is another comfortable and versatile room, suitable for use as a guest bedroom, children's room or home office, depending on individual requirements. Completing the accommodation is a separate family bathroom, fitted with a white suite comprising a panelled bath, wash hand basin and WC, providing excellent facilities alongside the en-suite.

Parking:
The property comes with allocated parking for one vehicle plus there are visitors provisions.

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



Second Floor

Total Area: 653 ft² (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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