Veritas Grove

Leighton Buzzard, LU7 9SG

Price £240,000

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QUARTERS

YOUR NEXT MOVE

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Leighton Buzzard, LU7 9SG

We are delighted to offer for sale this two bedroom freehold coach house apartment, with no ground rent or service charges, located on this popular modern development. The property is presented to the market in excellent decorative order with accommodation comprising: Private entrance, open plan lounge/kitchen/diner, two bedrooms and a bathroom. Additional benefits include double glazing, gas heating, car port plus additional parking space. Viewing is highly recommended.

Location:

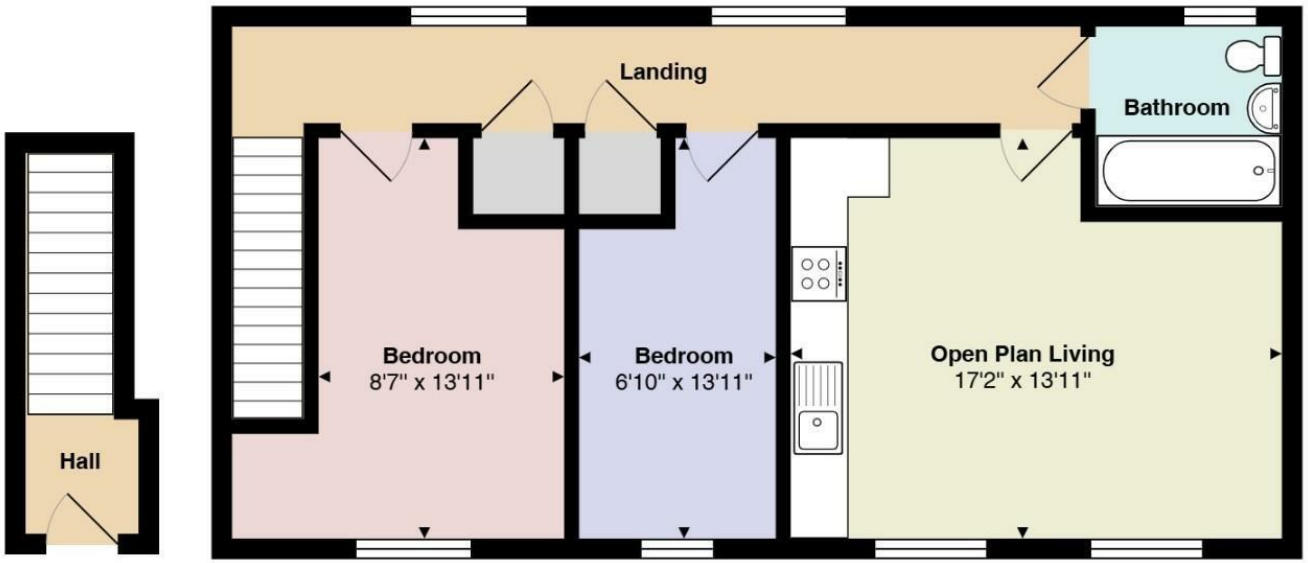
The property lies in a quiet crescent in the thoughtfully planned residential Roman Gate development. This location enjoys a close proximity to multiple local shops, green spaces and play areas, and is within catchment of sought after schooling. The location further benefits from excellent transport links, with regular public transport and road links via the A505 and A5 providing easy access to the neighbouring towns of Aylesbury, Bedford and Milton Keynes. The nearby Junction 11A of the M1 provides road links to London and further afield. 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. Leighton Buzzard train station also provides direct trains to London Euston in as little as 30 minutes.

Layout:
Enter via a private front door, there is space to hang coats in the hall, and stairs leading to the first floor. The landing is a long bright space featuring two built in storage cupboard, plus there is a access to the open plan lounge/kitchen/diner, two bedrooms and family bathroom. The generous open plan living space allows for an array of furniture, with a fitted modern kitchen fitted with a range of wall and base level units with roll edged work surface over. There are integrated appliances plus space for a washing machine. The two bedrooms provide ample space for a range of bedroom furniture, with the master bedroom the larger of the two rooms. The bathroom is fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.

Parking:
The property benefits from a carport parking space plus a further allocated parking space located nearby.

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



Total Area: 698 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.

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